South Bay Regional Housing Trust
November 30, 2026

To: **Board of Directors**
Re: **Invoices Submitted for Payment through November 23, 2026**

		Amount	Check #
Contractual Obligations & Legal Services			
South Bay Cities Council of Governments - Jul-Sep 2026 Management Services	$	**32,878.56**	1009
CivicHome - October 2026 Consulting Services	$	**4,237.50**	1010
GRAND TOTAL	$	**37,116.06**	

RECOMMENDATION

All invoices are within budget. Therefore, it is recommended that they be approved for payment. Checks subject to release as cash available.

APPROVED FOR PAYMENT

Debby Stegura, Chair

SOUTH BAY CITIES
COUNCIL OF GOVERNMENTS

357 Van Ness Way, Suite 110
Torrance, CA 90501
(310) 371-7222
info@southbaycities.org
www.southbaycities.org

Invoice Date: September 30, 2026

Invoice No: **SBRHT-20260930**

Project Title: Administrative Services for the South Bay Regional Housing Trust

Below is the South Bay Cities Council of Governments (SBCCOG) invoice
for the billing period **July 1 - September 30, 2026**

Staffing Charges

SBCCOG Personnel	Title	Hours		Rate			Billable Amount
Anna Xue	Financial Analyst	0.50	$	56.79	=	$	28.40
Brandon Espinoza	Finance Manager	1.50	$	67.14	=	$	100.71
Janna Jaime	Administrative Assistant	3.50	$	40.63	=	$	142.21
David Leger	Administrative Manager	59.50	$	63.18	=	$	3,759.21
Jacki Bacharach	Executive Director	52.00	$	111.44	=	$	5,794.88
Kim Fuentes	Deputy Executive Director	3.50	$	87.12	=	$	304.92
Natalie Champion	Administrative Assistant	41.00	$	35.00	=	$	1,435.00
Ronson Chu	Department Director	211.50	$	64.55	=	$	13,652.33
		373.00		SBCCOG Personnel Sub Total		**$**	**25,217.65**

Expenses & Reimbursements

Vendor	Description	Date		Billable Amount
Best Best & Krieger LLP	Legal Services July-September 2026	July-August 2026	$	3,900.00
Eide Bailly	Accounting Services July-September 2026	July-September 2026	$	514.50
Harland Clarke	Checks & Supplies	August 3, 2026	$	272.27
PEAC Solutions	Xerox Lease July-September 2026	July-September 2026	$	39.59
QDoxs/Kelley Create	Printing & Supplies	July-September 2026	$	47.45
Quickbooks	Accounting Software	September 15, 2026	$	70.00
Sharp	Phone & IT Service July-September 2026	July-September 2026	$	394.93
Siembab Corporation	Technical Advisory	July-August 2026	$	495.00
Southern California Edison	Electricity July-September 2026	July-September 2026	$	133.69
Spectrum	Internet July-September 2026	July-September 2026	$	16.51
Surf Management Associates, LLC	Rent July-September 2026	July-September 2026	$	1,455.73
Target	Meeting Refreshments	July 16, 2026	$	27.53
Vanguard Cleaning Systems	Janitorial Service	July-September 2026	$	113.70
Webstract	Website Hosting	July-September 2026	$	180.00
		Expenses & Reimbursements Sub Total	**$**	**7,660.90**

Please submit payment to:
South Bay Cities Council of Governments
357 Van Ness Way, Suite 110
Torrance, CA 90501

TOTAL DUE THIS INVOICE **$ 32,878.55**

Total Budget	$	390,000.00
Previously Billed	$	21,149.36
Total Billed To Date	$	54,027.91
Balance Remaining	**$**	**335,972.09**

If you have any questions, please contact (310) 371-7222.

Thank you,

David Leger
Administrative Manager
South Bay Cities Council of Governments

SBRHT Management Services
Jul-Sep 2026

07/01/2026 - 09/30/2026

Total: 373.00 Billable: 373.00 Amount: 25,217.65 USD

Date	Description	Duration	User
09/30/2026	Worked on housing trust related tasks. SBRHT (Trust) Management	1.00 6:06PM - 7:06PM	Kim Fuentes 87.12 USD
09/30/2026	Preservation Modeling SBRHT (Trust) Management	4.50 1:30PM - 6:00PM	Ronson Chu 290.48 USD
09/29/2026	Trust Meeting Agenda SBRHT (Trust) Management	4.50 1:30PM - 6:00PM	Ronson Chu 290.48 USD
09/28/2026	PPO Reporting SBRHT (Trust) Management	4.50 1:30PM - 6:00PM	Ronson Chu 290.48 USD
09/28/2026	FPPC SBRHT Followup re: fines to late filers and fielding correspondence and inquires SBRHT (Trust) Management	2.00 1:00PM - 3:00PM	Natalie Champion 70.00 USD
09/28/2026	Reviewed and comments on Multi Loan Guidelines for the Trust SBRHT (Trust) Management	2.00 10:48AM - 12:48PM	Jacki Bacharach 222.88 USD
09/24/2026	Preservation Meeting set up SBRHT (Trust) Management	9.00 9:00AM - 6:00PM	Ronson Chu 580.95 USD
09/22/2026	Rental Subsidies - Carson SBRHT (Trust) Management	4.50 1:30PM - 6:00PM	Ronson Chu 290.48 USD
09/22/2026	Worked on SBRHT admin items - banking and insurance SBRHT (Trust) Management	1.50 1:09PM - 2:39PM	David Leger 94.77 USD
09/21/2026	Trust meeting minutes and role clarification SBRHT (Trust) Management	1.00 8:51PM - 9:51PM	Jacki Bacharach 111.44 USD
09/21/2026	coordinate SBGHT Retreat survey SBRHT (Trust) Management	1.00 1:15PM - 2:15PM	Janna Jaime 40.63 USD
09/21/2026	Met with Intuit for Trust Accounting Software SBRHT (Trust) Management	1.50 1:00PM - 2:30PM	Brandon Espinoza 100.71 USD
09/21/2026	Compliance Monitoring SBRHT (Trust) Management	4.50 9:00AM - 1:30PM	Ronson Chu 290.48 USD
09/20/2026	Trust response to Kaji's proposal SBRHT (Trust) Management	0.25 6:51PM - 7:06PM	Jacki Bacharach 27.86 USD

09/18/2026	conflict of interest code updates SBRHT (Trust) Management	3.00 2:00PM - 5:00PM	David Leger 189.54 USD
09/18/2026	South Bay Regional Housing Trust Conflict of Interest Code review re: LA County and followup with DL and Cathy SBRHT (Trust) Management	2.00 1:00PM - 3:00PM	Natalie Champion 70.00 USD
09/17/2026	prep and attend SBRHT SBRHT (Trust) Management	1.00 4:15PM - 5:15PM	Janna Jaime 40.63 USD
09/17/2026	Housing Trust meeting and prep SBRHT (Trust) Management	2.00 3:36PM - 5:36PM	Jacki Bacharach 222.88 USD
09/17/2026	Followup with Michelle Ramirez re: SBRHT Directors David and Asam and receiving emails and updates to listserv SBRHT (Trust) Management	1.00 3:00PM - 4:00PM	Natalie Champion 35.00 USD
09/17/2026	SBRHT website updates SBRHT (Trust) Management	1.00 1:00PM - 2:00PM	Natalie Champion 35.00 USD
09/17/2026	Prepared for and participated in SBRHT Board meeting, follow up items SBRHT (Trust) Management	4.00 9:00AM - 1:00PM	David Leger 252.72 USD
09/17/2026	Resident Services Forum SBRHT (Trust) Management	4.50 9:00AM - 1:30PM	Ronson Chu 290.48 USD
09/16/2026	SBRHT Form 700 followup re: filer followup with Board Members SBRHT (Trust) Management	2.00 3:00PM - 5:00PM	Natalie Champion 70.00 USD
09/16/2026	SBRHT admin SBRHT (Trust) Management	1.50 2:30PM - 4:00PM	David Leger 94.77 USD
09/16/2026	Seyron Town hall SBRHT (Trust) Management	4.50 9:00AM - 1:30PM	Ronson Chu 290.48 USD
09/16/2026	Trust agenda items presentations SBRHT (Trust) Management	0.25 5:26AM - 5:41AM	Jacki Bacharach 27.86 USD
09/16/2026	Housing Trust Related items. SBRHT (Trust) Management	1.00 4:26AM - 5:26AM	Jacki Bacharach 111.44 USD
09/15/2026	Trust agenda prep SBRHT (Trust) Management	1.00 9:46PM - 10:46PM	Jacki Bacharach 111.44 USD
09/15/2026	David's check in SBRHT (Trust) Management	0.50 6:46PM - 7:16PM	Jacki Bacharach 55.72 USD
09/15/2026	SBRHT admin SBRHT (Trust) Management	1.00 10:00AM - 11:00AM	David Leger 63.18 USD
09/15/2026	Carson Rental Subsidy SBRHT (Trust) Management	4.50 9:00AM - 1:30PM	Ronson Chu 290.48 USD
09/14/2026	SBRHT admin - check deposit SBRHT (Trust) Management	1.50 10:00AM - 11:30AM	David Leger 94.77 USD

09/14/2026	Homeownership NOFO SBRHT (Trust) Management	4.50 9:00AM - 1:30PM	Ronson Chu 290.48 USD
09/14/2026	Worked on housing trust related tasks. SBRHT (Trust) Management	0.50 12:55AM - 1:25AM	Kim Fuentes 43.56 USD
09/11/2026	Work Plan work SBRHT (Trust) Management	4.50 9:00AM - 1:30PM	Ronson Chu 290.48 USD
09/10/2026	City Quarterly meeting SBRHT (Trust) Management	0.25 1:34PM - 1:49PM	Jacki Bacharach 27.86 USD
09/10/2026	Housing Trust Meeting re: posting agenda with the City Clerks, dissemination of agenda materials SBRHT (Trust) Management	1.00 1:00PM - 2:00PM	Natalie Champion 35.00 USD
09/10/2026	Trust board agenda items SBRHT (Trust) Management	2.50 10:34AM - 1:04PM	Jacki Bacharach 278.60 USD
09/10/2026	Conflict of interest code mtg with LA County; Agenda prep and posting SBRHT (Trust) Management	3.50 9:00AM - 12:30PM	David Leger 221.13 USD
09/10/2026	Trust Board Prep SBRHT (Trust) Management	4.50 9:00AM - 1:30PM	Ronson Chu 290.48 USD
09/09/2026	Agenda briefing with Stegura SBRHT (Trust) Management	0.50 8:59PM - 9:29PM	Jacki Bacharach 55.72 USD
09/09/2026	WLCAC Prevention SBRHT (Trust) Management	4.50 1:30PM - 6:00PM	Ronson Chu 290.48 USD
09/09/2026	Trust funding; SBRHT Board agenda prep; Conflict of interest code; insurance SBRHT (Trust) Management	4.00 10:30AM - 2:30PM	David Leger 252.72 USD
09/09/2026	Trust agenda and LACAHSA announcements on housing SBRHT (Trust) Management	2.50 12:29AM - 2:59AM	Jacki Bacharach 278.60 USD
09/08/2026	Trust meeting with lawyers and agenda issues SBRHT (Trust) Management	3.00 8:49PM - 11:49PM	Jacki Bacharach 334.32 USD
09/08/2026	Gardena City Council SBRHT (Trust) Management	4.50 1:30PM - 6:00PM	Ronson Chu 290.48 USD
09/08/2026	SBRHT admin - banking/finance items; insurance SBRHT (Trust) Management	2.00 12:00PM - 2:00PM	David Leger 126.36 USD
09/03/2026	SBRHT admin SBRHT (Trust) Management	0.75 2:15PM - 3:00PM	David Leger 47.39 USD
09/03/2026	Trust meeting with lawyers and agenda issues SBRHT (Trust) Management	2.00 11:49AM - 1:49PM	Jacki Bacharach 222.88 USD
09/03/2026	Worked on housing trust related tasks. SBRHT (Trust) Management	1.00 10:23AM - 11:23AM	Kim Fuentes 87.12 USD

09/03/2026	Ronson's check in SBRHT (Trust) Management	0.75 9:37AM - 10:22AM	Jacki Bacharach 83.58 USD
09/03/2026	Gardena Trust SBRHT (Trust) Management	4.50 9:00AM - 1:30PM	Ronson Chu 290.48 USD
09/02/2026	Compliance Monitoring SBRHT (Trust) Management	4.50 1:30PM - 6:00PM	Ronson Chu 290.48 USD
09/02/2026	Insurance work; invoicing; funding SBRHT (Trust) Management	3.00 1:00PM - 4:00PM	David Leger 189.54 USD
09/02/2026	Trust agenda and policies SBRHT (Trust) Management	1.50 11:00AM - 12:30PM	Jacki Bacharach 167.16 USD
09/01/2026	Prep for Sept meeting; insurance SBRHT (Trust) Management	1.25 1:45PM - 3:00PM	David Leger 78.98 USD
09/01/2026	Trust board agenda items SBRHT (Trust) Management	1.00 9:36AM - 10:36AM	Jacki Bacharach 111.44 USD
09/01/2026	SBRHT Form 700 followup re: filer followup with Board Members SBRHT (Trust) Management	2.00 9:00AM - 11:00AM	Natalie Champion 70.00 USD
09/01/2026	Compliance Monitoring SBRHT (Trust) Management	4.50 9:00AM - 1:30PM	Ronson Chu 290.48 USD
09/01/2026	Draft Strategic Plan reviewed for SBRHT SBRHT (Trust) Management	2.00 12:22AM - 2:22AM	Jacki Bacharach 222.88 USD
08/31/2026	Check in - SBRHT invoicing; Sept agenda; Insurance prep; banking set up SBRHT (Trust) Management	2.00 1:00PM - 3:00PM	David Leger 126.36 USD
08/28/2026	SBRHT Form 700 followup re: non filer followup with Board Members SBRHT (Trust) Management	2.00 3:00PM - 5:00PM	Natalie Champion 70.00 USD
08/28/2026	Administrative SBRHT (Trust) Management	4.50 9:00AM - 1:30PM	Ronson Chu 290.48 USD
08/27/2026	SBRHT project map discussion with Addie SBRHT (Trust) Management	1.00 2:15PM - 3:15PM	David Leger 63.18 USD
08/27/2026	Ronson's check in SBRHT (Trust) Management	0.25 12:44PM - 12:59PM	Jacki Bacharach 27.86 USD
08/27/2026	Kindness Foundation meeting SBRHT (Trust) Management	0.50 12:41PM - 1:11PM	Jacki Bacharach 55.72 USD
08/27/2026	Kindness Development SBRHT (Trust) Management	4.50 9:00AM - 1:30PM	Ronson Chu 290.48 USD
08/26/2026	SBRHT invoicing; prep Sept agenda SBRHT (Trust) Management	1.50 12:00PM - 1:30PM	David Leger 94.77 USD

08/26/2026	Preservation modeling SBRHT (Trust) Management	4.50 9:00AM - 1:30PM	Ronson Chu 290.48 USD
08/25/2026	Trust e-mals SBRHT (Trust) Management	0.25 6:06PM - 6:21PM	Jacki Bacharach 27.86 USD
08/25/2026	SBRHT management - invoicing SBRHT (Trust) Management	2.00 9:00AM - 11:00AM	David Leger 126.36 USD
08/25/2026	Compliance Monitoring SBRHT (Trust) Management	4.50 9:00AM - 1:30PM	Ronson Chu 290.48 USD
08/24/2026	Loan program guidelines for Trust reviewed SBRHT (Trust) Management	2.50 12:21PM - 2:51PM	Jacki Bacharach 278.60 USD
08/24/2026	SBRHT management - invoicing SBRHT (Trust) Management	2.00 9:00AM - 11:00AM	David Leger 126.36 USD
08/24/2026	Compliance Monitoring SBRHT (Trust) Management	4.50 9:00AM - 1:30PM	Ronson Chu 290.48 USD
08/20/2026	Meeting with CivicHome re: Trust SBRHT (Trust) Management	1.00 9:43PM - 10:43PM	Jacki Bacharach 111.44 USD
08/20/2026	Ronson's check in SBRHT (Trust) Management	0.25 8:13PM - 8:28PM	Jacki Bacharach 27.86 USD
08/20/2026	Neighborly training SBRHT (Trust) Management	0.25 3:45PM - 4:00PM	Anna Xue 14.20 USD
08/20/2026	PPO Products SBRHT (Trust) Management	4.50 1:30PM - 6:00PM	Ronson Chu 290.48 USD
08/19/2026	LACAHSA Board SBRHT (Trust) Management	4.50 1:30PM - 6:00PM	Ronson Chu 290.48 USD
08/18/2026	SBRHT Assuming and Leaving Form 700 followup re: follow up with FPPC, Board members and city clerks SBRHT (Trust) Management	2.00 8:00PM - 10:00PM	Natalie Champion 70.00 USD
08/18/2026	Invoice prep SBRHT (Trust) Management	1.00 5:00PM - 6:00PM	David Leger 63.18 USD
08/18/2026	Rental Subsidies SBRHT (Trust) Management	4.50 1:30PM - 6:00PM	Ronson Chu 290.48 USD
08/17/2026	Request PPO drawdown SBRHT (Trust) Management	0.25 3:30PM - 3:45PM	Anna Xue 14.20 USD
08/17/2026	Compliance Monitoring SBRHT (Trust) Management	4.50 1:30PM - 6:00PM	Ronson Chu 290.48 USD
08/17/2026	Minutes for SBRHT July Board Meeting re: preparation, hyperlinking referenced documents and review of in person and zoom attendees SBRHT (Trust) Management	7.00 12:00PM - 7:00PM	Natalie Champion 245.00 USD

08/14/2026	Trust invoicing discussion SBRHT (Trust) Management	1.00 10:30AM - 11:30AM	David Leger 63.18 USD
08/14/2026	Master Leasing SBRHT (Trust) Management	4.50 9:00AM - 1:30PM	Ronson Chu 290.48 USD
08/13/2026	PPO Work plan SBRHT (Trust) Management	4.50 9:00AM - 1:30PM	Ronson Chu 290.48 USD
08/12/2026	Compliance monitoring SBRHT (Trust) Management	4.50 1:30PM - 6:00PM	Ronson Chu 290.48 USD
08/11/2026	Rental Subsidy SBRHT (Trust) Management	4.50 9:00AM - 1:30PM	Ronson Chu 290.48 USD
08/10/2026	Master Leasing SBRHT (Trust) Management	4.50 9:00AM - 1:30PM	Ronson Chu 290.48 USD
08/06/2026	Inglewood housing SBRHT (Trust) Management	4.50 9:00AM - 1:30PM	Ronson Chu 290.48 USD
08/06/2026	SBRHT website update SBRHT (Trust) Management	1.00 9:00AM - 10:00AM	David Leger 63.18 USD
08/05/2026	Trust mgmt - reminder re: board meeting SBRHT (Trust) Management	0.25 3:00PM - 3:15PM	David Leger 15.80 USD
08/05/2026	Inglewood housing SBRHT (Trust) Management	4.50 9:00AM - 1:30PM	Ronson Chu 290.48 USD
08/04/2026	Low income compliance SBRHT (Trust) Management	4.50 9:00AM - 1:30PM	Ronson Chu 290.48 USD
08/03/2026	Low income Compliance SBRHT (Trust) Management	4.50 1:30PM - 6:00PM	Ronson Chu 290.48 USD
07/31/2026	BIA Housing Conference in Ontario SBRHT (Trust) Management	8.00 11:49AM - 7:49PM	Jacki Bacharach 891.52 USD
07/31/2026	Homeownership NOFO SBRHT (Trust) Management	4.50 9:00AM - 1:30PM	Ronson Chu 290.48 USD
07/30/2026	PRogram Budget and Admin SBRHT (Trust) Management	4.50 9:00AM - 1:30PM	Ronson Chu 290.48 USD
07/29/2026	SBRHT admin SBRHT (Trust) Management	1.00 3:02PM - 4:02PM	Jacki Bacharach 111.44 USD
07/29/2026	SBRHT - finance policies SBRHT (Trust) Management	1.00 12:00PM - 1:00PM	David Leger 63.18 USD
07/29/2026	PPO Admin - trust admin items SBRHT (Trust) Management	0.50 9:30AM - 10:00AM	David Leger 31.59 USD

07/29/2026	Work Plan management SBRHT (Trust) Management	4.50 9:00AM - 1:30PM	Ronson Chu 290.48 USD
07/28/2026	SBRHT Assuming Form 700 followup re: Torrance including follow up with FPPC, Board members and city clerks SBRHT (Trust) Management	1.00 12:00PM - 1:00PM	Natalie Champion 35.00 USD
07/28/2026	RPHP Validation SBRHT (Trust) Management	4.50 9:00AM - 1:30PM	Ronson Chu 290.48 USD
07/27/2026	SBRHT Management SBRHT (Trust) Management	1.50 10:30AM - 12:00PM	David Leger 94.77 USD
07/27/2026	Developer meeting Doug SBRHT (Trust) Management	4.50 9:00AM - 1:30PM	Ronson Chu 290.48 USD
07/27/2026	Maupin Development re: affordable housing presentation SBRHT (Trust) Management	1.00 2:10AM - 3:10AM	Jacki Bacharach 111.44 USD
07/23/2026	Worked on housing trust related tasks. SBRHT (Trust) Management	1.00 9:37AM - 10:37AM	Kim Fuentes 87.12 USD
07/23/2026	Homeownership LACAHSA NOFO SBRHT (Trust) Management	4.50 9:00AM - 1:30PM	Ronson Chu 290.48 USD
07/22/2026	Meeting with PATH for the Trust re: an Inglewood development SBRHT (Trust) Management	0.50 8:00PM - 8:30PM	Jacki Bacharach 55.72 USD
07/22/2026	Trust issues for funding SBRHT (Trust) Management	2.50 4:34PM - 7:04PM	Jacki Bacharach 278.60 USD
07/22/2026	Housing Funding SBRHT (Trust) Management	4.50 9:00AM - 1:30PM	Ronson Chu 290.48 USD
07/21/2026	Pipeline Development SBRHT (Trust) Management	4.50 9:00AM - 1:30PM	Ronson Chu 290.48 USD
07/21/2026	Trust call with Allen's office and follow-up SBRHT (Trust) Management	1.25 7:00AM - 8:15AM	Jacki Bacharach 139.30 USD
07/20/2026	SBRHT Leaving Form 700 re: followup with Board members and updating records SBRHT (Trust) Management	1.00 4:00PM - 5:00PM	Natalie Champion 35.00 USD
07/20/2026	Trust authorization form to cities for their review SBRHT (Trust) Management	0.50 10:47AM - 11:17AM	Jacki Bacharach 55.72 USD
07/20/2026	Pipeline development SBRHT (Trust) Management	4.50 9:00AM - 1:30PM	Ronson Chu 290.48 USD
07/17/2026	Trust Income certification program SBRHT (Trust) Management	1.00 10:36AM - 11:36AM	Jacki Bacharach 111.44 USD
07/17/2026	SBRHT meeting follow ups SBRHT (Trust) Management	2.00 9:00AM - 11:00AM	David Leger 126.36 USD

07/17/2026	Trust Work Plan - Tax Default Properties SBRHT (Trust) Management	4.50 9:00AM - 1:30PM	Ronson Chu 290.48 USD
07/16/2026	prepared for & attended meeting discussion on PPO SBRHT (Trust) Management	1.00 4:00PM - 5:00PM	Janna Jaime 40.63 USD
07/16/2026	Ronson's check in SBRHT (Trust) Management	0.25 3:19PM - 3:34PM	Jacki Bacharach 27.86 USD
07/16/2026	Housing Trust Meeting preparation and staffing re: printing materials, meeting room setup, taking minutes outline, electronic filing meeting documents including sign in sheet, clean up conference room SBRHT (Trust) Management	8.00 10:00AM - 6:00PM	Natalie Champion 280.00 USD
07/16/2026	Trust Work Plan SBRHT (Trust) Management	4.50 9:00AM - 1:30PM	Ronson Chu 290.48 USD
07/16/2026	Prepared for & attended meeting discussion on PPO SBRHT (Trust) Management	0.50 6:30AM - 7:00AM	Janna Jaime 20.32 USD
07/15/2026	Trust management SBRHT (Trust) Management	5.00 9:00AM - 2:00PM	David Leger 315.90 USD
07/14/2026	Debby Stegura questions and trust retention policy SBRHT (Trust) Management	0.50 12:34PM - 1:04PM	Jacki Bacharach 55.72 USD
07/14/2026	Trust management SBRHT (Trust) Management	2.00 9:00AM - 11:00AM	David Leger 126.36 USD
07/14/2026	Housing Trust Meeting re: posting agenda with the City Clerks, dissemination of handouts for agenda materials SBRHT (Trust) Management	1.00 8:00AM - 9:00AM	Natalie Champion 35.00 USD
07/13/2026	Trust management SBRHT (Trust) Management	3.00 9:00AM - 12:00PM	David Leger 189.54 USD
07/12/2026	miscellaneous emails SBRHT (Trust) Management	2.00 4:51PM - 6:51PM	Jacki Bacharach 222.88 USD
07/10/2026	Minutes for SBRHT June Board Meeting re: preparation, hyperlinking referenced documents and review of in person and zoom attendees SBRHT (Trust) Management	7.00 12:00PM - 7:00PM	Natalie Champion 245.00 USD
07/09/2026	Trust agenda preparation and meeting SBRHT (Trust) Management	3.00 3:55PM - 6:55PM	Jacki Bacharach 334.32 USD
07/09/2026	Trust management/ board agenda prep SBRHT (Trust) Management	4.00 10:00AM - 2:00PM	David Leger 252.72 USD
07/08/2026	Board meeting items - investment policy, accounting policies SBRHT (Trust) Management	0.75 9:00AM - 9:45AM	David Leger 47.39 USD
07/02/2026	Trust meeting schedules and other issues SBRHT (Trust) Management	0.50 3:22PM - 3:52PM	Jacki Bacharach 55.72 USD

07/02/2026	Followed up on PPO action items SBRHT (Trust) Management	1.00 1:15PM - 2:15PM	David Leger 63.18 USD
07/02/2026	SBRHT Assuming Form 700 followup re: Hawthorne, Inglewood, RPV and Manhattan Beach including follow up with FPPC, Board members and city clerks SBRHT (Trust) Management	1.00 1:00PM - 2:00PM	Natalie Champion 35.00 USD
07/02/2026	Ronson's check in SBRHT (Trust) Management	0.50 10:22AM - 10:52AM	Jacki Bacharach 55.72 USD
07/01/2026	Call with Langer re: Trust SBRHT (Trust) Management	0.75 7:59PM - 8:44PM	Jacki Bacharach 83.58 USD

Expenses (Detail)

Q1 FY26-27 Admin Allocation (based on Clockify Data)
3.79%

Proportionally Billable

Transaction/Invoice date	Invoice Number	Vendor Name	Description	Amount	SBRHT Billable Amount
7/1/26	July 2026 Rent	Surf Management Associates, LLC	Rent (Rent + CAM)	$1,917.40	$72.67
7/1/26	July 2026 Janitorial	Vanguard Cleaning Systems	Janitorial Service	$1,000.00	$37.90
7/3/26	July 2026 Internet	Spectrum	Internet Service	$145.18	$5.50
7/16/26	June-July 2026 Electricity	Southern California Edison	Electricity Service	$872.74	$33.08
7/21/26	IN76517	QDoxs	Printing	$488.33	$18.51
7/29/26	9005896610	Sharp	Phone Service	$877.20	$33.25
7/29/26	9005896779	Sharp	IT Services	$2,582.82	$97.89
7/30/26	42460392	PEAC Solutions	Xerox lease	$348.21	$13.20
8/1/26	August 2026 Rent	Surf Management Associates, LLC	Rent (Rent + CAM)	$18,280.63	$692.83
8/3/26	August 2026 Janitorial	Vanguard Cleaning Systems	Janitorial Service	$1,000.00	$37.90
8/3/26	August 2026 Internet	Spectrum	Internet Service	$145.26	$5.51
8/14/26	July-August 2026 Electricity	Southern California Edison	Electricity Service	$1,194.65	$45.28
8/29/26	9005933230	Sharp	Phone Service	$874.28	$33.14
8/29/26	9005933378	Sharp	IT Services	$2,582.82	$97.89
8/30/26	42640663	PEAC Solutions	Xerox lease	$348.21	$13.20
8/31/26	IN2426325	Kelley Create	Printing	$388.82	$14.74
9/1/26	September 2026 Rent	Surf Management Associates, LLC	Rent (Rent + CAM)	$18,212.09	$690.23
9/1/26	September 2026 Janitorial	Vanguard Cleaning Systems	Janitorial Service	$1,000.00	$37.90
9/3/26	September 2026 Internet	Spectrum	Internet Service	$145.26	$5.51
9/15/26	August-September 2026 Ele	Southern California Edison	Electricity Service	$1,460.04	$55.34
9/22/26	IN2451336	Kelley Create	Printing	$374.77	$14.20
9/29/26	42818064	PEAC Solutions	Xerox lease	$348.21	$13.20
9/29/26	9005971291	Sharp	Phone Service	$920.35	$34.88
9/29/26	9005971413	Sharp	IT Services	$2,582.82	$97.89
				Total	$2,201.60

Fully Billable

Transaction/Invoice date	Invoice Number	Vendor Name	Description	Amount	SBRHT Billable Amount
7/15/26	20572	Webstract	Website hosting - July 2026	$60.00	$60.00
7/16/26		Target	SBRHT meeting refreshments	$27.53	$27.53
7/30/26	EI02098178	Eide Bailly	Accounting Support	$73.50	$73.50
8/3/26	o351798935	Harland Clarke	SBRHT checks & supplies	$272.27	$272.27
8/5/26	1069148	Best Best & Krieger LLP	SBRHT Retention Schedule	$402.50	$402.50
8/5/26	Jul-26	Siembab Corporation	Technical/Advisory Services	$165.00	$165.00
8/11/26	1070015	Best Best & Krieger LLP	General Counsel	$2,065.70	$2,065.70
8/11/26	1070016	Best Best & Krieger LLP	General Counsel	$409.00	$409.00
8/15/26	20758	Webstract	Website hosting - August 2026	$60.00	$60.00
8/28/26	EI02110461	Eide Bailly	Accounting Support	$147.00	$147.00
9/1/26	Aug-26	Siembab Corporation	Technical/Advisory Services	$330.00	$330.00
9/2/26	1072030	Best Best & Krieger LLP	General Counsel	$572.90	$572.90
9/2/26	1072031	Best Best & Krieger LLP	General Counsel	$449.90	$449.90
9/15/26	10001529122034	Quickbooks	Accounting Software	$70.00	$70.00
9/15/26	20950	Webstract	Website hosting - September 2026	$60.00	$60.00
9/28/26	EI02124881	Eide Bailly	Accounting Support	$294.00	$294.00
				Total	$5,459.30

Grand Total	**$7,660.90**

MAKE CHECKS PAYABLE TO:
SURF MANAGEMENT ASSOCIATES, LLC
(VAN NESS BUSINESS CENTER I)
PO BOX 3217
TORRANCE, CA 90510
(310) 533-5900

Statement

Account: vnbc - E090, E110, E150 - sbcities

Date: 06/24/2026

Payment: $ _____

SOUTH BAY CITIES COUNCIL OF GOVERNMENTS
357 Van Ness Way Suite 110-150, 90
Torrance, CA 90501

There will be a 6% late fee if the rent payment is not received in our office **BEFORE** July 11th. Envelopes need to be postmarked the 9th or earlier. NSF charge is $20.00.

Date	Description	Charges	Payments	Balance
	Balance Forward			950.40
06/01/2026	Rent (06/2026)	15,840.00	0.00	16,790.40
06/01/2026	Common Area (06/2026)	2,056.55	0.00	18,846.95
06/09/2026	:ACH-WEB - Online Payment - EFT Payment. Web	0.00	18,846.95	0.00
07/01/2026	Rent (07/2026)	16,315.00	0.00	16,315.00
07/01/2026	Free Rent for the 13th month of the Lease Term	-16,315.00	0.00	0.00
07/01/2026	Common Area (07/2026)	1,917.40	0.00	1,917.40

0-30 Days	31-60 Days	61-90 Days	Above 90 Days	Amount Due
1,917.40	0.00	0.00	0.00	1,917.40

RR Franchising, Inc. dba Vanguard Cleaning Systems
6281 Beach Blvd., Ste. 225
Buena Park, CA 90621
Phone: 714-228-1940
Fax: 714-228-1941

Invoice

Date	Invoice #
7/1/2026	152905

Bill To	Ship To
South Bay Cities Council of Governments 357 Van Ness Way Suite 1st floor Torrance, CA 90501	South Bay Cities Council of Governments 357 Van Ness Way Suite 1st floor Torrance, CA 90501

P.O. No.	Payment Terms
	Net 30 (Auto-Pay)

Quantity	Description	Rate	Amount
1	July (7/1/2026 - 7/31/2026) Monthly Service - Charge for the commercial cleaning	1,000.00	1,000.00
	Los Angeles County Sales Tax	10.00%	0.00

Total	$1,000.00
Balance Due	$1,000.00

Outlook

Your Payment Is Scheduled Soon

From Spectrum Business <MyAccount@spectrumemails.com>
Date Sun 6/28/2026 11:49 AM
To Info SBCCOG <info@southbaycities.org>

View in Browser En español

Your Payment Is Scheduled Soon

Dear Valued Customer,

Here's a reminder that your payment will be processed soon through Auto Pay.

Your Payment Details

Account Number:
Ending in 4159

Payment Amount:
$145.18

Auto Pay Date:
July 3, 2026

Payment Method:
Card Ending in 1229

Service Address:
357 Van Ness Way
Ste 110
Torrance, CA 90501

Choose Your Auto Pay Date

You can change the date of your Auto Pay whenever you want.
Update it today at Spectrumbusiness.net/AutoPayDate

You can also make a one-time payment anytime.

Thank you for being a Spectrum Customer,
Spectrum Business Support Team

Please do not reply to this email as this email address is not monitored. For more information, please visit Spectrum Business Support.

This email was sent to: info@southbaycities.org. If you received this email in error, please let us know.

©2026 Charter Communications, all rights reserved | 12405 Powerscourt Drive, St Louis, MO 63131

This message was sent by Spectrum, a brand of Charter Communications. Privacy Policy.

Customer Account
701046520213

357 VAN NESS WAY STE 110
TORRANCE, CA 90501-1487

Date bill prepared
07/16/26

Amount due $872.74
Due by 08/05/26

Your account summary

Previous Balance	$542.02
Payment Received 07/08/26	-$542.02
Your new charges	$872.74
Total amount you owe by 08/05/26	**$872.74**

Summary of your billing detail

Service account	Service address	Billing period	Your rate	New charges
8022369600	357 VAN NESS WAY UNIT 30A TORRANCE, CA	06/16/26 to 07/15/26	TOU-GS-1-E	$234.49
8022369682	357 VAN NESS WAY UNIT 110 TORRANCE, CA	06/16/26 to 07/15/26	TOU-GS-1-E	$423.95
8022709608	357 VAN NESS WAY UNIT 150 TORRANCE, CA	06/18/26 to 07/15/26	TOU-GS-1-E	$99.65
8022709644	357 VAN NESS WAY UNIT 115 TORRANCE, CA	06/17/26 to 07/15/26	TOU-GS-1-E	$114.65
				$872.74

Please return the payment stub below with your payment and make your check payable to Southern California Edison.
If you want to pay in person, call 1-800-747-8908 for locations, or you can pay online at www.sce.com.

(14-574) Tear here — Tear here

SOUTHERN CALIFORNIA EDISON®
An EDISON INTERNATIONAL® Company

Customer account 701046520213
Please write this number on the memo line of your check. Make your check payable to Southern California Edison.

Amount due by 08/05/26 **$872.74**

Amount enclosed $

STMT 07162026 P1

SOUTH BAY CITIES COUNCIL OF GOVERMENTS
357 VAN NESS WAY STE 110
TORRANCE CA 90501-1487

P.O. BOX 300
ROSEMEAD, CA 91772-0002

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Ways to contact us

Request a large print bill 1-800-655-4555

Customer service numbers	*Relay calls accepted*
General Services (U.S. & Canada)	1-800-655-4555
Payments, Extensions or Payment Options	1-800-950-2356
Emergency Services & Outages	1-800-611-1911
California Alternate Rates for Energy (CARE)	1-800-447-6620
Energy Theft Hotline	1-800-227-3901
Hearing & Speech Impaired (TTY)	1-800-352-8580

Multicultural services	
Cambodian / ខ្មែរ	1-800-843-1309
Chinese / 中文	1-800-843-8343
Korean / 한국어	1-800-628-3061
Vietnamese / Tiếng Việt	1-800-327-3031
Spanish / Español	1-800-441-2233

Correspondence:
Southern California Edison
P.O. Box 6400
Rancho Cucamonga, CA
91729-6400

www.sce.com

Important information

What are my options for paying my bill?

On-line	Pay one-time or recurring on **www.sce.com/bill**	
Mail-in	Check or Money order	
In Person	Authorized payment locations	1-800-747-8908
Phone	QuickCheck	1-800-950-2356
	Debit & credit card	1-833-425-1440
Other	PayPal, Venmo, Apple Pay and Google Pay	

Electronic check processing

Your check payment will be processed as a one-time Electronic Fund Transfer (EFT). With EFTs, funds may be withdrawn from your account the day we receive your payment. Your check will not be returned, but will appear on your financial statement.

Rates and applicable rules: Available at www.sce.com or upon request.

Past due bills

When is my bill past due? It is past due 20 days after the preparation date, which was 07/16/26.

- Unable to pay: If payment arrangements were not extended to you by SCE pursuant to SCE's filed tariffs, you may contact the California Public Utilities Commission.
- For safety reasons, if service is disconnected, please ensure any sensitive or potentially hazardous equipment is unplugged on the day of reconnection. For additional home safety tips, visit www.sce.com/safety or call SCE at 1-800-655-4555.

What is the Late Payment Charge (LPC)?

0.8% will be applied to the total unpaid balance if payment is not received by the due date on this bill (except for CARE and state agency accounts).

What is a rotating outage?

Rotating outages are controlled electrical outages used to avoid widespread or uncontrolled blackouts. Your Rotating Outage Group number is located on page 1, upper left, of your SCE bill. Your rotating outage group number may change at any time. For more information, visit www.sce.com/rotating outage.

What is the Power Charge Indifference Adjustment (PCIA)?

The PCIA is a charge to ensure that both SCE customers and those who have left SCE service to purchase electricity from other providers pay for the above market costs for electric generation resources that were procured by SCE on their behalf. 'Above market' refers to the difference between what the utility pays for electric generation and current market prices for the sale of those resources.

Disputed bills

If you believe there is an error on your bill *or have a question about your service, please call* ***Southern California Edison (SCE)*** *customer support at* ***1-800-655-4555****. If you are not satisfied with SCE's response, submit a complaint to the California Public Utilities Commission (CPUC) at www.cpuc.ca.gov/complaints/. The CPUC's Consumer Affairs Branch (CAB) handles billing and service complaints and can be reached by:*

Telephone 1-800-649-7570 (8:30 AM - 4:30 PM, Monday - Friday)
Mail CPUC, Consumer Affairs Branch, 505 Van Ness Ave., Room 2003, San Francisco, CA 94102

If you have limitations hearing or speaking, contact the California Relay Service, which is for those needing assistance relaying telephone conversations. Dial 711 or one of the numbers below to be routed to a California Relay Service provider in your preferred mode of communication.

Type of Call	*English*	*Spanish*
TTY/VCO/HCO to Voice	*1-800-735-2929*	*1-800-855-3000*
Voice to TTY/VCO/HCO	*1-800-735-2922*	*1-800-855-3000*
Speech-to-Speech Relay	*1-800-854-7784*	*1-800-854-7784*

To avoid having service turned off while waiting for the outcome of a complaint to the CPUC regarding the accuracy of your bill, contact CAB for assistance. If your case meets the eligibility criteria, CAB will instruct you on how to mail a check or money order to be impounded pending resolution of your case. You must continue to pay your current charges while your complaint is reviewed to keep your service turned on.

Definitions

- **Baseline Credit:** The baseline credit provides reduced electricity rates on electricity used up to the baseline allocation for the region that you live in.
- **CA Climate Credit:** Credit from state effort to fight climate change. Applied monthly to eligible businesses and semi-annually to residents.
- **Wildfire Fund Charge:** Supports the California Wildfire Fund which covers costs associated with catastrophic wildfires, including payment of bonds issued by the California Department of Water Resources (DWR)
- **Public Purpose Programs Charge:** Funds state-mandated programs for low income discounts, energy efficiency, renewable energy and R&D.
- **SCE Generation:** For recovering energy procurement and generation costs for that portion of your energy provided by SCE.

To change your contact information or enroll in SCE's payment option, complete the form below and return it in the enclosed envelope.

Change of mailing address: 701046520213

STREET#	STREET NAME		APARTMENT #
CITY		STATE	ZIP CODE
TELEPHONE #	E-MAIL ADDRESS		

Direct Payment (Automatic Debit) Enrollment: 701046520213

I hereby authorize SCE and my financial institution to automatically deduct my monthly payment from the checking account as shown on my enclosed check, ten calendar days after my bill is mailed.

Signature _____ Date _____

To change your checking account information or to be removed from the Direct Payment program please call SCE at 1-800-655-4555.

Energy Assistance Fund (EAF): I want to help people pay their energy bill through EAF. For info visit www.sce.com/eaf or call (800) 205-8596.

Add this amount for EAF $ _____

☐ Every Month ☐ One Month only

Select one box only and sign below for EAF:

_____

Things you should know

Fixed Recovery Charge

SCE has been permitted to issue bonds that enable it to recover more quickly certain costs related to preventing and mitigating catastrophic wildfires. Your bill for electric service includes a Fixed Recovery Charge that has been approved by the CPUC to repay those bonds. The right to recover the Fixed Recovery Charge has been transferred to a separate entity (called the Special Purpose Entity) that issued the bonds and does not belong to SCE. SCE is collecting the Fixed Recovery Charge on behalf of the Special Purpose Entity.

Micro-business Certification

Pursuant to CPUC D.10-10-032 and D.10-11-037, customers who meet the definition of a "micro-business" as defined by California Government Code Section 14837, may be rebilled for a maximum of three months rather than three years for an undercharge resulting from a billing or meter error. To learn more and what you can do to self-certify as a "micro-business" please call 1-800-990-7788 or visit us at sce.com.

Service account 8022369600 **POD-ID**
Service address 357 VAN NESS WAY UNIT 30A 101760940005127984
TORRANCE, CA 90501

Your cost varies by time of day

Summer cost periods (Jun 01-Sep 30)

	Weekdays	Weekends & Holidays
On peak	4pm - 9pm	
Mid peak		4pm - 9pm
Off peak	12am - 4pm 9pm - 12am	12am - 4pm 9pm - 12am

Usage		Avg. cost		Total cost	
On peak	120 kWh	x $0.63783	=	$76.54	
Mid peak	26 kWh	x $0.32654	=	$8.49	
Off peak	471 kWh	x $0.24008	=	$113.08	
	617 kWh			$198.11	Energy Charges
				$36.38	Other credits/charges
				$234.49	**Total**

Costs are rounded and include applicable energy charges from SCE. During season or price changes, averages are used. To view all charges and credits and to calculate your bill, refer to **Details of your new charges**.

Summer season demand (kW)

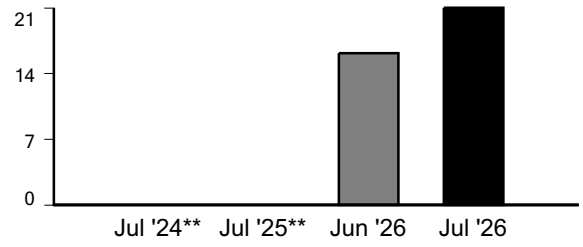
Your maximum demand reached this billing period is 8 kW *Your maximum threshold demand is 20 kW* If you exceed 20 kW three months within a 12-month period, you will be transferred to the TOU-GS-2 rate schedule.	*Maximum Summer demand reached by price period :* *On peak* *7 kW 06/25/26 05:15pm-05:30pm* *Mid peak* *2 kW 07/04/26 04:00pm-04:15pm* *Off peak* *8 kW 07/13/26 11:00am-11:15am*

To view your demand charges, please refer to the **Details of your new charges**.

Your past and current electricity usage

For meter 256000-196284 from 06/16/26 to 07/15/26 *Your next billing cycle will end on or about 08/13/26.*
Total electricity you used this month in kWh **617**

Your daily average electricity usage (kWh)



* Irregular billing period
** No data available

Usage comparison

	Jul '24 **	Jul '25 **	Aug '25 **	Sep '25 **	Oct '25 **	Nov '25 **	Dec '25 **	Jan '26 **	Feb '26 **	Mar '26 **	Apr '26 **	May '26 *	Jun '26	Jul '26
Total kWh used												210	508	617
Number of days												18	32	30
Appx. average kWh used/day												11	15	20

Details of your new charges

Your rate: TOU-GS-1-E
Billing period: 06/16/26 to 07/15/26 (30 days)

Delivery charges - *Cost to deliver your electricity*		
Energy-Summer		
On peak	120 kWh x $0.21346	$25.62
Mid peak	26 kWh x $0.21346	$5.55
Off peak	471 kWh x $0.15932	$75.04
Wildfire fund charge	617 kWh x $0.00591	$3.65
Customer charge	30 days x $0.46800	$14.04
3 phase service chg		$1.38
Generation charges - *Cost to generate your electricity*		
SCE		
Energy-Summer		
On peak	120 kWh x $0.42432	$50.92
Mid peak	26 kWh x $0.11297	$2.94
Off peak	471 kWh x $0.08076	$38.04
Other charges or credits		
Fixed recovery charge	617 kWh x $0.00457	$2.82
Subtotal of your new charges		$220.00
Torrance UUT	$220.00 x 6.50000%	$14.30
State tax	617 kWh x $0.00030	$0.19
Your new charges		**$234.49**

Your Delivery charges include:
- *$10.96 transmission charges*
- *$92.33 distribution charges*
- *$0.01 nuclear decommissioning charges*
- *$13.75 public purpose programs charge*
- *$3.97 new system generation charge*

Your Generation charges include:
- *$0.06 competition transition charge*
- *-$4.71 power charge indifference adjustment (PCIA)*

Your overall energy charges include:
- *$2.04 franchise fees*

Additional information:
- *Service voltage: 208 volts*

Rate Identification Number - RIN

USCA-SCSC-0800-0000

In the future, you might use the Rate Identification Number (RIN) to program smart devices like smart thermostats, EV chargers, or energy management systems once the manufacturer has enabled its use. Once these smart device features are available, simply scan the QR code using the smart device app for setup. To learn more, visit sce.com/helpcenter/rin.

Service account 8022369682 **POD-ID**
Service address 357 VAN NESS WAY UNIT 110 1017609400051353O2
TORRANCE, CA 90501

Your cost varies by time of day

Summer cost periods (Jun 01-Sep 30)

	Weekdays	Weekends & Holidays
On peak	4pm - 9pm	
Mid peak		4pm - 9pm
Off peak	12am - 4pm 9pm - 12am	12am - 4pm 9pm - 12am

Usage		Avg. cost		Total cost	
On peak	227 kWh	x $0.63780	=	$144.78	
Mid peak	22 kWh	x $0.32682	=	$7.19	
Off peak	909 kWh	x $0.24008	=	$218.23	
	1158 kWh			$370.20	Energy Charges
				$53.75	Other credits/charges
				$423.95	**Total**

Costs are rounded and include applicable energy charges from SCE. During season or price changes, averages are used. To view all charges and credits and to calculate your bill, refer to **Details of your new charges**.

Summer season demand (kW)

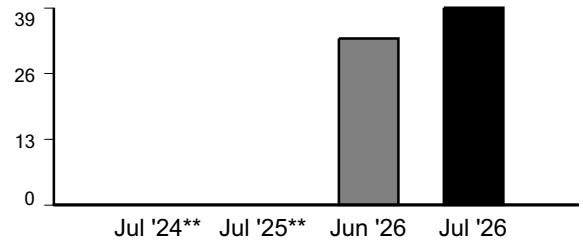
Your maximum demand reached this billing period is 11 kW *Your maximum threshold demand is 20 kW* If you exceed 20 kW three months within a 12-month period, you will be transferred to the TOU-GS-2 rate schedule.	*Maximum Summer demand reached by price period :* *On peak* *7 kW 06/25/26 04:45pm-05:00pm* *Mid peak* *2 kW 07/04/26 07:30pm-07:45pm* *Off peak* *11 kW 07/07/26 01:30pm-01:45pm*

To view your demand charges, please refer to the **Details of your new charges**.

Your past and current electricity usage

For meter 256000-197560 from 06/16/26 to 07/15/26 *Your next billing cycle will end on or about 08/13/26.*
Total electricity you used this month in kWh **1,158**

Your daily average electricity usage (kWh)



* Irregular billing period
** No data available

Usage comparison

	Jul '24 **	Jul '25 **	Aug '25 **	Sep '25 **	Oct '25 **	Nov '25 **	Dec '25 **	Jan '26 **	Feb '26 **	Mar '26 **	Apr '26 **	May '26 *	Jun '26	Jul '26
Total kWh used												610	1,045	1,158
Number of days												18	32	30
Appx. average kWh used/day												33	32	38

Details of your new charges

Your rate: TOU-GS-1-E
Billing period: 06/16/26 to 07/15/26 (30 days)

Delivery charges - *Cost to deliver your electricity*		
Energy-Summer		
On peak	227 kWh x $0.21346	$48.46
Mid peak	22 kWh x $0.21346	$4.70
Off peak	909 kWh x $0.15932	$144.82
Wildfire fund charge	1,158 kWh x $0.00591	$6.84
Customer charge	30 days x $0.46800	$14.04
3 phase service chg		$1.38
Generation charges - *Cost to generate your electricity*		
SCE		
Energy-Summer		
On peak	227 kWh x $0.42432	$96.32
Mid peak	22 kWh x $0.11297	$2.49
Off peak	909 kWh x $0.08076	$73.41
Other charges or credits		
Fixed recovery charge	1,158 kWh x $0.00457	$5.29
Subtotal of your new charges		$397.75
Torrance UUT	$397.75 x 6.50000%	$25.85
State tax	1,158 kWh x $0.00030	$0.35
Your new charges		**$423.95**

Your Delivery charges include:
- *$20.59 transmission charges*
- *$158.38 distribution charges*
- *$0.04 nuclear decommissioning charges*
- *$25.79 public purpose programs charge*
- *$7.45 new system generation charge*

Your Generation charges include:
- *$0.11 competition transition charge*
- *-$8.83 power charge indifference adjustment (PCIA)*

Your overall energy charges include:
- *$3.70 franchise fees*

Additional information:
- *Service voltage: 208 volts*

Rate Identification Number - RIN

USCA-SCSC-0800-0000

In the future, you might use the Rate Identification Number (RIN) to program smart devices like smart thermostats, EV chargers, or energy management systems once the manufacturer has enabled its use. Once these smart device features are available, simply scan the QR code using the smart device app for setup. To learn more, visit sce.com/helpcenter/rin.

Service account 8022709608 **POD-ID**
Service address 357 VAN NESS WAY UNIT 150 1017609400050755 14
TORRANCE, CA 90501

Your cost varies by time of day

Summer cost periods (Jun 01-Sep 30)

	Weekdays	Weekends & Holidays
On peak	4pm - 9pm	
Mid peak		4pm - 9pm
Off peak	12am - 4pm 9pm - 12am	12am - 4pm 9pm - 12am

Usage		Avg. cost		Total cost	
On peak	43 kWh	x $0.63791	=	$27.43	
Mid peak	13 kWh	x $0.32615	=	$4.24	
Off peak	187 kWh	x $0.24005	=	$44.89	
	243 kWh			$76.56	Energy Charges
				$23.09	Other credits/charges
				$99.65	**Total**

Costs are rounded and include applicable energy charges from SCE. During season or price changes, averages are used. To view all charges and credits and to calculate your bill, refer to **Details of your new charges**.

Summer season demand (kW)

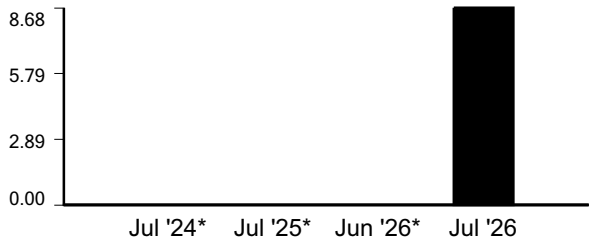
Your maximum demand reached this billing period is 4 kW *Your maximum threshold demand is 20 kW* If you exceed 20 kW three months within a 12-month period, you will be transferred to the TOU-GS-2 rate schedule.	*Maximum Summer demand reached by price period :* *On peak* *3 kW 07/15/26 04:45pm-05:00pm* *Mid peak* *3 kW 07/05/26 04:15pm-04:30pm* *Off peak* *4 kW 07/09/26 12:00pm-12:15pm*

To view your demand charges, please refer to the **Details of your new charges**.

Your past and current electricity usage

For meter 256000-196834 from 06/18/26 to 07/15/26 *Your next billing cycle will end on or about 08/13/26.*
Total electricity you used this month in kWh **243**

Your daily average electricity usage (kWh)



* No data available

Usage comparison

	Jul '24 *	Jul '25 *	Aug '25 *	Sep '25 *	Oct '25 *	Nov '25 *	Dec '25 *	Jan '26 *	Feb '26 *	Mar '26 *	Apr '26 *	May '26 *	Jun '26 *	Jul '26
Total kWh used														243
Number of days														28
Appx. average kWh used/day														8

Details of your new charges

Your rate: TOU-GS-1-E
Billing period: 06/18/26 to 07/15/26 (28 days)

Delivery charges - *Cost to deliver your electricity*		
Energy-Summer		
On peak	43 kWh x $0.21346	$9.18
Mid peak	13 kWh x $0.21346	$2.77
Off peak	187 kWh x $0.15932	$29.79
Wildfire fund charge	243 kWh x $0.00591	$1.44
Customer charge	28 days x $0.46800	$13.10
3 phase service chg		$1.29
Generation charges - *Cost to generate your electricity*		
SCE		
Energy-Summer		
On peak	43 kWh x $0.42432	$18.25
Mid peak	13 kWh x $0.11297	$1.47
Off peak	187 kWh x $0.08076	$15.10
Other charges or credits		
Fixed recovery charge	243 kWh x $0.00457	$1.11
Subtotal of your new charges		$93.50
Torrance UUT	$93.50 x 6.50000%	$6.08
State tax	243 kWh x $0.00030	$0.07
Your new charges		**$99.65**

Your Delivery charges include:
- *$4.33 transmission charges*
- *$44.58 distribution charges*
- *$0.01 nuclear decommissioning charges*
- *$5.40 public purpose programs charge*
- *$1.57 new system generation charge*

Your Generation charges include:
- *$0.02 competition transition charge*
- *-$1.79 power charge indifference adjustment (PCIA)*

Your overall energy charges include:
- *$0.87 franchise fees*

Additional information:
- *Service voltage: 208 volts*

Rate Identification Number - RIN

USCA-SCSC-0800-0000

In the future, you might use the Rate Identification Number (RIN) to program smart devices like smart thermostats, EV chargers, or energy management systems once the manufacturer has enabled its use. Once these smart device features are available, simply scan the QR code using the smart device app for setup. To learn more, visit sce.com/helpcenter/rin.

Service account 8022709644 **POD-ID**
Service address 357 VAN NESS WAY UNIT 115 1017609400050755 12
TORRANCE, CA 90501

Your cost varies by time of day

Summer cost periods (Jun 01-Sep 30)

	Weekdays	Weekends & Holidays
On peak	4pm - 9pm	
Mid peak		4pm - 9pm
Off peak	12am - 4pm 9pm - 12am	12am - 4pm 9pm - 12am

Usage		Avg. cost		Total cost	
On peak	52 kWh	x $0.63769	=	$33.16	
Mid peak	4 kWh	x $0.32500	=	$1.30	
Off peak	230 kWh	x $0.24004	=	$55.21	
	286 kWh			$89.67	Energy Charges
				$24.98	Other credits/charges
				$114.65	**Total**

Costs are rounded and include applicable energy charges from SCE. During season or price changes, averages are used. To view all charges and credits and to calculate your bill, refer to **Details of your new charges**.

Summer season demand (kW)

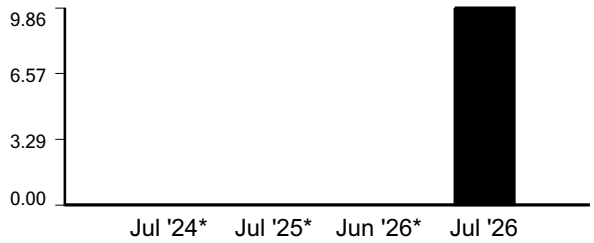
Your maximum demand reached this billing period is 4 kW *Your maximum threshold demand is 20 kW* If you exceed 20 kW three months within a 12-month period, you will be transferred to the TOU-GS-2 rate schedule.	*Maximum Summer demand reached by price period :* *On peak* *3 kW 07/13/26 04:30pm-04:45pm* *Mid peak* *2 kW 07/12/26 04:45pm-05:00pm* *Off peak* *4 kW 07/13/26 11:45am-12:00pm*

To view your demand charges, please refer to the **Details of your new charges**.

Your past and current electricity usage

For meter 256000-197462 from 06/17/26 to 07/15/26 *Your next billing cycle will end on or about 08/13/26.*
Total electricity you used this month in kWh **286**

Your daily average electricity usage (kWh)



* No data available

Usage comparison

	Jul '24 *	Jul '25 *	Aug '25 *	Sep '25 *	Oct '25 *	Nov '25 *	Dec '25 *	Jan '26 *	Feb '26 *	Mar '26 *	Apr '26 *	May '26 *	Jun '26 *	Jul '26
Total kWh used														286
Number of days														29
Appx. average kWh used/day														9

Details of your new charges

Your rate: TOU-GS-1-E
Billing period: 06/17/26 to 07/15/26 (29 days)

Delivery charges - *Cost to deliver your electricity*		
Energy-Summer		
On peak	52 kWh x $0.21346	$11.10
Mid peak	4 kWh x $0.21346	$0.85
Off peak	230 kWh x $0.15932	$36.64
Wildfire fund charge	286 kWh x $0.00591	$1.69
Customer charge	29 days x $0.46800	$13.57
3 phase service chg		$1.33
Generation charges - *Cost to generate your electricity*		
SCE		
Energy-Summer		
On peak	52 kWh x $0.42432	$22.06
Mid peak	4 kWh x $0.11297	$0.45
Off peak	230 kWh x $0.08076	$18.57
Other charges or credits		
Fixed recovery charge	286 kWh x $0.00457	$1.31
Subtotal of your new charges		$107.57
Torrance UUT	$107.57 x 6.50000%	$6.99
State tax	286 kWh x $0.00030	$0.09
Your new charges		**$114.65**

Your Delivery charges include:
- *$5.07 transmission charges*
- *$49.92 distribution charges*
- *$0.01 nuclear decommissioning charges*
- *$6.37 public purpose programs charge*
- *$1.82 new system generation charge*

Your Generation charges include:
- *$0.03 competition transition charge*
- *-$2.11 power charge indifference adjustment (PCIA)*

Your overall energy charges include:
- *$1.00 franchise fees*

Additional information:
- *Service voltage: 208 volts*

Rate Identification Number - RIN

USCA-SCSC-0800-0000

In the future, you might use the Rate Identification Number (RIN) to program smart devices like smart thermostats, EV chargers, or energy management systems once the manufacturer has enabled its use. Once these smart device features are available, simply scan the QR code using the smart device app for setup. To learn more, visit sce.com/helpcenter/rin.

Notice of Southern California Edison's Rate Increase Request

Southern California Edison's Joint Application to the California Public Utilities Commission (CPUC) A. 26-06-019

What is Being Requested?
Pacific Gas and Electric Company (PG&E), San Diego Gas & Electric Company (SDG&E), and Southern California Edison Company (SCE) (jointly the Investor Owned Utilities or IOUs) are filing a joint application proposing to apply their respective Electric Tariff Rules 17 /18, which governs backbillings to all charges on the IOUs' bills, as ordered by the CPUC in Decision 25-09-030.

As part of the joint application, SCE is individually seeking to recover $1.793 million in incremental costs from 2029-2034 to implement billing system changes. SCE has been ordered to propose how to treat backbilling for all charges (bundled and unbundled) on its bill. Based on the year of the highest rate impact, this amounts to a total requested rate increase of 0.001¢/kWh or 0.003 percent.[1]

Proposed Increase by Customer Class

Customer Class	¢/kWh Increase	% Increase
Residential (Non-CARE)	0.001	0.003%
Residential (CARE)	0.001	0.003%
Lighting, Small, & Medium Power	0.001	0.003%
Large Power	0.0004	0.002%
Agricultural & Pumping	0.001	0.002%
Street & Area Lighting	0.0004	0.001%
Standby	0.0002	0.002%

The table shows the requested increase in rates for the year with the highest revenues (2030) compared to current rates. Actual changes in rates may vary by year.

How Would This Impact the Average Residential Customer?
If the request is approved, the average residential customer using 500 kWh per month would see a rate increase of approximately $0.005 per month.[2] Similarly, a typical CARE residential customer using 500 kWh per month would see a bill increase of $0.003 per month. [3] The actual impact will vary based on usage, baseline territory, and other factors.

Additional Information
An administrative law judge may hold hearings, consider evidence, testimony, and public comments before drafting a proposed decision on this application. CPUC Commissioners will then vote on a final decision at a public meeting.

You can read more about the utility's request and make public comment by visiting apps.cpuc.ca.gov/c/A2606019 . For questions about participating in CPUC matters, you can contact the Public Advisor's Office at Public.Advisor@cpuc.ca.gov , **1-866-849-8390** , or 505 Van Ness Ave., San Francisco, CA 94102. Please reference A.26-06-019 in any communication with the CPUC.

Questions About the Request
For questions about this application, please contact SCE by: Phone: **1-800-655-4555** ; Email case.admin@sce.com; Mail: Case Administrator, A.26-06-XXX - Rule 17 Application, Southern California Edison Company, P.O. Box 800 Rosemead, CA 91770, or visit www.sce.com/applications for further information.

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[1] Rate change will vary each year. Percentage calculated using largest rate increase for the application years.
[2] Year 2030 of the application was used to calculate typical customer bill because it is the year with the largest increase of $0.571 M.
[3] *Id.*

QDoxs | Xerox Sales Agent
3030 Old Ranch Parkway, Suite 190
Seal Beach, CA 90740

562.435.2769, Option 5
www.qdoxs.com

CONTRACT INVOICE

Invoice Number:	IN76517
Invoice Date:	7/21/2026
Account Number:	SB05
Balance Due:	$488.33

Bill To: South Bay Cities Council of Governments
357 Van Ness Way
Suite 110
Torrance, CA 90501
USA

Customer: South Bay Cities Council of Governments
357 Van Ness Way
Suite 110
Torrance, CA 90501

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
SB05	Due 10 Days	7/31/2026	$488.33	**$488.33**

Invoice Remarks

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
CT10978-01	Andreya Mulligan 310-371-7222	$444.95		10/20/2022	10/19/2027

Contract Remarks

Summary:

Contract base rate charge for the 7/20/2026 to 8/19/2026 billing period	$62.30
Contract overage charge for the 6/20/2026 to 7/19/2026 overage period	$365.54 **
Tariff - See Notice below	$17.11
**See overage details below	$444.95

Detail:

Equipment included under this contract

Xerox/C8135

Number	Serial Number	Base Adj.	Location
EQ22136	ELQ590745	$0.00	South Bay Cities Council of Governments 357 Van Ness Way Suite 110 Torrance, CA 90501

Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
B\W	EQ22136 - B\W	54,349	55,928	1,579	1,000	579	$0.010000	$5.79
Color	EQ22136 - Color	156,424	161,059	4,635	500	4,135	$0.087000	$359.75
								$365.54

NOTICE: Effective September 1, an International Import/Tariff Surharge will be added to all invoices due to recent changes in import regulations and new international trade compliance costs.

Invoice SubTotal	$444.95
Tax:	$43.38
Invoice Total	$488.33
Balance Due:	**$488.33**

Sharp Business Systems
7 SHERIDAN SQUARE, STE 200
KINGSPORT, TN , 37663

INVOICE

PLEASE DIRECT ALL CORRESPONDENCE TO:
1-888-525-4220

SHARP BUSINESS SYSTEMS

Tax ID: 13-1968872

Duns Number: 00-181-8012

Bill To: 835928

SOUTH BAY CITIES COUNCIL OF GOVERNMENTS
2355 CRENSHAW BLVD, SUITE 125
TORRANCE, CA 90501

Invoice No.	Invoice Date	Payment Terms	Due Date		Invoice Total
9005896610	**07/29/2026**	**Net 30 days**	**08/28/2026**		**$877.20**

Invoice text:

Item	Description	Quantity/Hours	Rate	Amount
Contract: 8000664680				
UCAASCAPUBLPURPOSE	CA PUBLIC PURPOSE FLAT LINE SURCHARGE	1	0.00	13.50
Period of Coverage: 06/01/2026 - 06/30/2026				
UCAASFCC	UCAAS FCC	1	0.00	35.36
Period of Coverage: 06/01/2026 - 06/30/2026				
UCAASSERVICE	UCAAS Service	1	732.70	732.70
Period of Coverage: 07/01/2026 - 07/31/2026				
ADDENDUM #7: 26 STANDARD USERS, NO LOW USAGE USRS, 29 DIDS, 4 MAC HRS PER YEAR				
UCAASSMSFEE	SMS COMPLIANCE MONTHLY LOW USAGE	1	0.00	1.50
Period of Coverage: 06/01/2026 - 06/30/2026				

Sales Amount	Taxes	Freight Amount	Invoice Total
$802.10	**$75.10**	**$0.00**	**$877.20**

<---------- Cut here ---------->
Please include Invoice No. on your Remittance

	Invoice No.	Account No.	Due Date
	9005896610	**835928**	**08/28/2026**

Sales Amount	Taxes	Freight Amount	Invoice Total
$802.10	**$75.10**	**$0.00**	**$877.20**

Remit To:
SHARP ELECTRONICS CORPORATION
Via its SHARP BUSINESS SYSTEMS Division
Dept. CH 14288
Palatine, IL, 60055-4404

To pay by ACH, EFT or Credit Card please visit:
https://secure.versapay.com/payables/sharpusa/signup

Sharp Business Systems
7 SHERIDAN SQUARE, STE 200
KINGSPORT, TN , 37663

INVOICE

PLEASE DIRECT ALL CORRESPONDENCE TO:
1-888-525-4220

SHARP BUSINESS SYSTEMS

Invoice No.	Invoice Date	Payment Terms	Due Date		Invoice Total
9005896610	**07/29/2026**	**Net 30 days**	**08/28/2026**		**$877.20**

Item	Description	Quantity/Hours	Rate	Amount
UCAASSMSFEE	SMS COMPLIANCE BRAND REGISTRATION	1	0.00	0.00
Period of Coverage:	06/01/2026 - 06/30/2026			
UCAASSTATELOCAL	UCAAS STATE LOCAL	1	0.00	19.04
Period of Coverage:	06/01/2026 - 06/30/2026			

Thank You For Your Business

SHARP

SHARP BUSINESS SYSTEMS

Sharp Business Systems
8670 Argent St
Santee, CA , 92071

INVOICE

PLEASE DIRECT ALL CORRESPONDENCE TO:
619-258-1400

Tax ID: 13-1968872

Duns Number: 00-181-8012

Bill To: 835928

SOUTH BAY CITIES COUNCIL OF GOVERNMENTS
2355 CRENSHAW BLVD, SUITE 125
TORRANCE, CA 90501

Invoice No.	Invoice Date	Payment Terms	Due Date		Invoice Total
9005896779	**07/29/2026**	**Net 30 days**	**08/28/2026**		**$2,582.82**

Invoice text:

Item	Description	Quantity/Hours	Rate	Amount
Contract: 8000669864				
MITS_BAREMAIL_SEAR	EMAIL SECURITY AND ARCHIVE LICENSE	30	6.25	187.50
Period of Coverage: 07/01/2026 - 07/31/2026				
MITS_CWEDR_WKS	EDR LICENSE AND SOC SERVICE - DESKTOP	30	20.00	600.00
Period of Coverage: 07/01/2026 - 07/31/2026				
MITS_CWHD_BH	RMM & HELP DESK SERVICE - 8A-6P	30	45.00	1,350.00
Period of Coverage: 07/01/2026 - 07/31/2026				
MITS_MC1Y1M135	M365 Bus. Basic 1Y1M	6	6.30	37.80
Period of Coverage: 07/01/2026 - 07/31/2026				
MITS_MC1Y1M136	M365 Bus. Prem 1Y1M	4	23.10	92.40
Period of Coverage: 07/01/2026 - 07/31/2026				

Sales Amount	Taxes	Freight Amount	Invoice Total
$2,582.82	**$0.00**	**$0.00**	**$2,582.82**

<---------- Cut here ---------->
Please include Invoice No. on your Remittance

	Invoice No.	Account No.	Due Date
	9005896779	**835928**	**08/28/2026**

Sales Amount	Taxes	Freight Amount	Invoice Total
$2,582.82	**$0.00**	**$0.00**	**$2,582.82**

Remit To:
SHARP ELECTRONICS CORPORATION
Via its SHARP BUSINESS SYSTEMS Division
Dept. LA 21565
PASADENA, CA, 91185-1565

To pay by ACH, EFT or Credit Card please visit:
https://secure.versapay.com/payables/sharpusa/signup

SHARP BUSINESS SYSTEMS

Sharp Business Systems
8670 Argent St
Santee, CA , 92071

INVOICE

PLEASE DIRECT ALL CORRESPONDENCE TO:
619-258-1400

Invoice No.	Invoice Date	Payment Terms	Due Date		Invoice Total
9005896779	**07/29/2026**	**Net 30 days**	**08/28/2026**		**$2,582.82**

Item	Description	Quantity/Hours	Rate	Amount
MITS_MC1Y1M137	M365 Bus. Std 1Y1M	24	13.13	315.12

Period of Coverage: 07/01/2026 - 07/31/2026

Thank You For Your Business

PEAC SOLUTIONS

PO BOX 13604
Philadelphia, PA 19101-3604

Electronic Service Requested

INVOICE

SOUTH BAY CITIES COUNCIL OF GOVERNMENTS
357 VAN NESS WAY SUITE 110
TORRANCE CA 90501-1487

Remittance Section

Customer Account Number:	**156604**
Invoice Number:	42460392
Invoice Date:	07/30/2026
Invoice Due Date:	**08/19/2026**
Total Due:	**$348.21**

Amount Paid: $ _____

Use enclosed envelope and make check payable to:

PEAC SOLUTIONS
PO BOX 13604
PHILADELPHIA, PA 19101-3604

0100100424603926000000348219 3

For faster processing, please remove the check skirt.

Keep lower portion for your records - Please return upper portion with your payment

Important Messages



Customer Connect

Same great technology...new name + look!

- Pay your bills and manage your account online

Visit today at leaseservices.com!

**some restrictions apply and processing fee incurred*

CUSTOMER ACCOUNT NUMBER	INVOICE DATE	INVOICE NUMBER	DUE DATE	LAST PAYMENT RECEIVED
156604	07/30/2026	42460392	08/19/2026	06/29/2026

Charges Summary

Contract PO#	Current Billing Period	Charge Description	Current Due	Past Due	Total Due
471-0156604-001	07/19/2026 - 08/18/2026	CONTRACT PAYMENT	$297.44	$0.00	$297.44
		SALES/USE/RENTAL TAX	$30.50	$0.00	$30.50
		EQUIPMENT PROTECTION	$18.38	$0.00	$18.38
		SALES/USE/RENTAL TAX	$1.89	$0.00	$1.89
		CONTRACT BALANCE DUE	**$348.21**	**$0.00**	**$348.21**
		INVOICE TOTAL BALANCE DUE	**$348.21**	**$0.00**	**$348.21**

MAKE CHECKS PAYABLE TO:
SURF MANAGEMENT ASSOCIATES, LLC
(VAN NESS BUSINESS CENTER I)
PO BOX 3217
TORRANCE, CA 90510
(310) 533-5900

Statement

Account: vnbc - E090, E110, E150 - sbcities

Date: 07/23/2026

Payment: $ _____

SOUTH BAY CITIES COUNCIL OF GOVERNMENTS
357 Van Ness Way Suite 110-150, 90
Torrance, CA 90501

There will be a 6% late fee if the rent payment is not received in our office **BEFORE** August 11th. Envelopes need to be postmarked the 9th or earlier. NSF charge is $20.00.

Date	Description	Charges	Payments	Balance
	Balance Forward			0.00
07/01/2026	Rent (07/2026)	16,315.00	0.00	16,315.00
07/01/2026	Free Rent for the 13th month of the Lease Term	-16,315.00	0.00	0.00
07/01/2026	Common Area (07/2026)	1,917.40	0.00	1,917.40
07/09/2026	:ACH-WEB - Online Payment - EFT Payment. Web	0.00	1,917.40	0.00
08/01/2026	Rent (08/2026)	16,315.00	0.00	16,315.00
08/01/2026	Common Area (08/2026)	1,965.63	0.00	18,280.63

0-30 Days	31-60 Days	61-90 Days	Above 90 Days	Amount Due
18,280.63	0.00	0.00	0.00	18,280.63

Thank you for your payment.

Hello South Bay Cities Council of Governments,

Your payment to RR FRANCHISING INC. was successfully processed on Aug 03, 2026.

Payment Details:

Description	Monthly Service
Amount	$1,000.00
Card type	American Express
Card number	252
Date & time	08/03/2026 08:16 PST
Authorization Code	172977

No additional transfer fees or taxes apply.

Thank you,

If you have questions or need further assistance, contact RR FRANCHISING INC. at GABRIELA@VCSCALIFORNIA.COM.

This is an automated email. Please don't reply to this message.

Intuit Payments Inc (IPI) processes payments as an agent of the business. Payment processed by IPI constitutes payment to the business and satisfies your obligation to pay the business, including in connection with any dispute or case, in law or equity. Money movement services are provided by IPI pursuant to IPI's licenses (NMLS #1098819). IPI is located at 2700 Coast Avenue, Mountain View, CA 94043, 1-888-536-4801.

Outlook

Your Payment Is Scheduled Soon

From Spectrum Business <MyAccount@spectrumemails.com>
Date Wed 7/29/2026 11:44 AM
To Info SBCCOG <info@southbaycities.org>

View in Browser En español

Your Payment Is Scheduled Soon

Dear Valued Customer,

Here's a reminder that your payment will be processed soon through Auto Pay.

Your Payment Details

Account Number:
Ending in 4159

Payment Amount:
$145.26

Auto Pay Date:
August 3, 2026

Payment Method:
Card Ending in 1229

Service Address:
357 Van Ness Way
Ste 110
Torrance, CA 90501

Choose Your Auto Pay Date

You can change the date of your Auto Pay whenever you want.
Update it today at Spectrumbusiness.net/AutoPayDate

You can also make a one-time payment anytime.

Customer Account
701046520213

357 VAN NESS WAY STE 110
TORRANCE, CA 90501-1487

Date bill prepared
08/14/26

Amount due $1,194.65
Due by 09/03/26

Your account summary

Previous Balance	$872.74
Payment Received 08/07/26	-$872.74
Your new charges	$1,194.65
Total amount you owe by 09/03/26	**$1,194.65**

Summary of your billing detail

Service account	Service address	Billing period	Your rate	New charges
8022369600	357 VAN NESS WAY UNIT 30A TORRANCE, CA	07/16/26 to 08/13/26	TOU-GS-1-E	$196.47
8022369682	357 VAN NESS WAY UNIT 110 TORRANCE, CA	07/16/26 to 08/13/26	TOU-GS-1-E	$596.35
8022709608	357 VAN NESS WAY UNIT 150 TORRANCE, CA	07/16/26 to 08/13/26	TOU-GS-1-E	$192.56
8022709644	357 VAN NESS WAY UNIT 115 TORRANCE, CA	07/16/26 to 08/13/26	TOU-GS-1-E	$209.27
				$1,194.65

(14-574) Tear here If your contact information has changed please complete the form on the reverse side and return the stub below. Tear here

SOUTHERN CALIFORNIA EDISON®
An EDISON INTERNATIONAL® Company

Customer account 701046520213

Amount due by 09/03/26 **$1,194.65**

We will automatically debit the total amount due $1,194.65 from your checking account on or after 08/24/26.
Thank you!

STMT 08142026 P1

SOUTH BAY CITIES COUNCIL OF GOVERMENTS
357 VAN NESS WAY STE 110
TORRANCE CA 90501-1487

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Ways to contact us

Request a large print bill 1-800-655-4555

Customer service numbers	Relay calls accepted
General Services (U.S. & Canada)	1-800-655-4555
Payments, Extensions or Payment Options	1-800-950-2356
Emergency Services & Outages	1-800-611-1911
California Alternate Rates for Energy (CARE)	1-800-447-6620
Energy Theft Hotline	1-800-227-3901
Hearing & Speech Impaired (TTY)	1-800-352-8580

Multicultural services	
Cambodian / ខ្មែរ	1-800-843-1309
Chinese / 中文	1-800-843-8343
Korean / 한국어	1-800-628-3061
Vietnamese / Tiếng Việt	1-800-327-3031
Spanish / Español	1-800-441-2233

Correspondence:
Southern California Edison
P.O. Box 6400
Rancho Cucamonga, CA
91729-6400

www.sce.com

Important information

What are my options for paying my bill?

On-line	Pay one-time or recurring on **www.sce.com/bill**	
Mail-in	Check or Money order	
In Person	Authorized payment locations	1-800-747-8908
Phone	QuickCheck	1-800-950-2356
	Debit & credit card	1-833-425-1440
Other	PayPal, Venmo, Apple Pay and Google Pay	

Electronic check processing

Your check payment will be processed as a one-time Electronic Fund Transfer (EFT). With EFTs, funds may be withdrawn from your account the day we receive your payment. Your check will not be returned, but will appear on your financial statement.

Rates and applicable rules: Available at www.sce.com or upon request.

Past due bills

When is my bill past due? It is past due 20 days after the preparation date, which was 08/14/26.

- Unable to pay: If payment arrangements were not extended to you by SCE pursuant to SCE's filed tariffs, you may contact the California Public Utilities Commission.
- For safety reasons, if service is disconnected, please ensure any sensitive or potentially hazardous equipment is unplugged on the day of reconnection. For additional home safety tips, visit www.sce.com/safety or call SCE at 1-800-655-4555.

What is the Late Payment Charge (LPC)?

0.8% will be applied to the total unpaid balance if payment is not received by the due date on this bill (except for CARE and state agency accounts).

What is a rotating outage?

Rotating outages are controlled electrical outages used to avoid widespread or uncontrolled blackouts. Your Rotating Outage Group number is located on page 1, upper left, of your SCE bill. Your rotating outage group number may change at any time. For more information, visit www.sce.com/rotating outage.

What is the Power Charge Indifference Adjustment (PCIA)?

The PCIA is a charge to ensure that both SCE customers and those who have left SCE service to purchase electricity from other providers pay for the above market costs for electric generation resources that were procured by SCE on their behalf. 'Above market' refers to the difference between what the utility pays for electric generation and current market prices for the sale of those resources.

Disputed bills

If you believe there is an error on your bill *or have a question about your service, please call* ***Southern California Edison (SCE)*** *customer support at* ***1-800-655-4555****. If you are not satisfied with SCE's response, submit a complaint to the California Public Utilities Commission (CPUC) at www.cpuc.ca.gov/complaints/. The CPUC's Consumer Affairs Branch (CAB) handles billing and service complaints and can be reached by:*

Telephone 1-800-649-7570 (8:30 AM - 4:30 PM, Monday - Friday)
Mail CPUC, Consumer Affairs Branch, 505 Van Ness Ave., Room 2003, San Francisco, CA 94102

If you have limitations hearing or speaking, contact the California Relay Service, which is for those needing assistance relaying telephone conversations. Dial 711 or one of the numbers below to be routed to a California Relay Service provider in your preferred mode of communication.

Type of Call	*English*	*Spanish*
TTY/VCO/HCO to Voice	*1-800-735-2929*	*1-800-855-3000*
Voice to TTY/VCO/HCO	*1-800-735-2922*	*1-800-855-3000*
Speech-to-Speech Relay	*1-800-854-7784*	*1-800-854-7784*

To avoid having service turned off while waiting for the outcome of a complaint to the CPUC regarding the accuracy of your bill, contact CAB for assistance. If your case meets the eligibility criteria, CAB will instruct you on how to mail a check or money order to be impounded pending resolution of your case. You must continue to pay your current charges while your complaint is reviewed to keep your service turned on.

Definitions

- **Baseline Credit:** The baseline credit provides reduced electricity rates on electricity used up to the baseline allocation for the region that you live in.
- **CA Climate Credit:** Credit from state effort to fight climate change. Applied monthly to eligible businesses and semi-annually to residents.
- **Wildfire Fund Charge:** Supports the California Wildfire Fund which covers costs associated with catastrophic wildfires, including payment of bonds issued by the California Department of Water Resources (DWR)
- **Public Purpose Programs Charge:** Funds state-mandated programs for low income discounts, energy efficiency, renewable energy and R&D.
- **SCE Generation:** For recovering energy procurement and generation costs for that portion of your energy provided by SCE.

To change your contact information, complete the form below and return it to SCE

Change of mailing address: 701046520213

STREET#	STREET NAME		APARTMENT #
CITY		STATE	ZIP CODE
TELEPHONE #	E-MAIL ADDRESS		

Energy Assistance Fund (EAF): I want to help people pay their energy bill through EAF. For info visit www.sce.com/eaf or call (800) 205-8596.

Add this amount for EAF $ _____

☐ Every Month ☐ One Month only

Select one box only and sign below for EAF:

_____

Things you should know

Fixed Recovery Charge

SCE has been permitted to issue bonds that enable it to recover more quickly certain costs related to preventing and mitigating catastrophic wildfires. Your bill for electric service includes a Fixed Recovery Charge that has been approved by the CPUC to repay those bonds. The right to recover the Fixed Recovery Charge has been transferred to a separate entity (called the Special Purpose Entity) that issued the bonds and does not belong to SCE. SCE is collecting the Fixed Recovery Charge on behalf of the Special Purpose Entity.

Micro-business Certification

Pursuant to CPUC D.10-10-032 and D.10-11-037, customers who meet the definition of a "micro-business" as defined by California Government Code Section 14837, may be rebilled for a maximum of three months rather than three years for an undercharge resulting from a billing or meter error. To learn more and what you can do to self-certify as a "micro-business" please call 1-800-990-7788 or visit us at sce.com.

Service account 8022369600 **POD-ID**
Service address 357 VAN NESS WAY UNIT 30A 101760940005127984
TORRANCE, CA 90501

Your cost varies by time of day

Summer cost periods (Jun 01-Sep 30)

	Weekdays	Weekends & Holidays
On peak	4pm - 9pm	
Mid peak		4pm - 9pm
Off peak	12am - 4pm 9pm - 12am	12am - 4pm 9pm - 12am

Usage		Avg. cost		Total cost	
On peak	104 kWh	x $0.63779	=	$66.33	
Mid peak	12 kWh	x $0.32667	=	$3.92	
Off peak	391 kWh	x $0.24008	=	$93.87	
	507 kWh			$164.12	Energy Charges
				$32.35	Other credits/charges
				$196.47	**Total**

Costs are rounded and include applicable energy charges from SCE. During season or price changes, averages are used. To view all charges and credits and to calculate your bill, refer to **Details of your new charges**.

Summer season demand (kW)

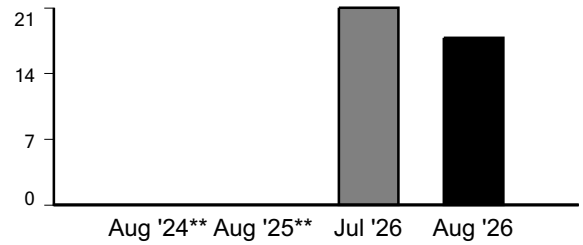
Your maximum demand reached this billing period is 12 kW *Your maximum threshold demand is 20 kW* If you exceed 20 kW three months within a 12-month period, you will be transferred to the TOU-GS-2 rate schedule.	*Maximum Summer demand reached by price period :* *On peak* *9 kW 07/23/26 04:45pm-05:00pm* *Mid peak* *1 kW 08/09/26 04:15pm-04:30pm* *Off peak* *12 kW 08/10/26 10:15am-10:30am*

To view your demand charges, please refer to the **Details of your new charges**.

Your past and current electricity usage

For meter 256000-196284 from 07/16/26 to 08/13/26 *Your next billing cycle will end on or about 09/14/26.*
Total electricity you used this month in kWh **507**

Your daily average electricity usage (kWh)



* Irregular billing period
** No data available

Usage comparison

	Aug '24 **	Aug '25 **	Sep '25 **	Oct '25 **	Nov '25 **	Dec '25 **	Jan '26 **	Feb '26 **	Mar '26 **	Apr '26 **	May '26 *	Jun '26	Jul '26	Aug '26
Total kWh used											210	508	617	507
Number of days											18	32	30	29
Appx. average kWh used/day											11	15	20	17

Details of your new charges

Your rate: TOU-GS-1-E
Billing period: 07/16/26 to 08/13/26 (29 days)

Delivery charges - *Cost to deliver your electricity*		
Energy-Summer		
On peak	104 kWh x $0.21346	$22.20
Mid peak	12 kWh x $0.21346	$2.56
Off peak	391 kWh x $0.15932	$62.29
Wildfire fund charge	507 kWh x $0.00591	$3.00
Customer charge	29 days x $0.46800	$13.57
3 phase service chg		$1.33
Generation charges - *Cost to generate your electricity*		
SCE		
Energy-Summer		
On peak	104 kWh x $0.42432	$44.13
Mid peak	12 kWh x $0.11297	$1.36
Off peak	391 kWh x $0.08076	$31.58
Other charges or credits		
Fixed recovery charge	507 kWh x $0.00457	$2.32
Subtotal of your new charges		$184.34
Torrance UUT	$184.34 x 6.50000%	$11.98
State tax	507 kWh x $0.00030	$0.15
Your new charges		**$196.47**

Your Delivery charges include:
- *$9.01 transmission charges*
- *$77.87 distribution charges*
- *$0.02 nuclear decommissioning charges*
- *$11.29 public purpose programs charge*
- *$3.25 new system generation charge*

Your Generation charges include:
- *$0.05 competition transition charge*
- *-$3.95 power charge indifference adjustment (PCIA)*

Your overall energy charges include:
- *$1.71 franchise fees*

Additional information:
- *Service voltage: 208 volts*

Rate Identification Number - RIN

USCA-SCSC-0800-0000

In the future, you might use the Rate Identification Number (RIN) to program smart devices like smart thermostats, EV chargers, or energy management systems once the manufacturer has enabled its use. Once these smart device features are available, simply scan the QR code using the smart device app for setup. To learn more, visit sce.com/helpcenter/rin.

Service account 8022369682 **POD-ID**
Service address 357 VAN NESS WAY UNIT 110 1017609400051353O2
TORRANCE, CA 90501

Your cost varies by time of day

Summer cost periods (Jun 01-Sep 30)

	Weekdays	Weekends & Holidays
On peak	4pm - 9pm	
Mid peak		4pm - 9pm
Off peak	12am - 4pm 9pm - 12am	12am - 4pm 9pm - 12am

Usage		Avg. cost		Total cost	
On peak	300 kWh	x $0.63780	=	$191.34	
Mid peak	50 kWh	x $0.32640	=	$16.32	
Off peak	1330 kWh	x $0.24008	=	$319.31	
	1680 kWh			$526.97	Energy Charges
				$69.38	Other credits/charges
				$596.35	**Total**

Costs are rounded and include applicable energy charges from SCE. During season or price changes, averages are used. To view all charges and credits and to calculate your bill, refer to **Details of your new charges**.

Summer season demand (kW)

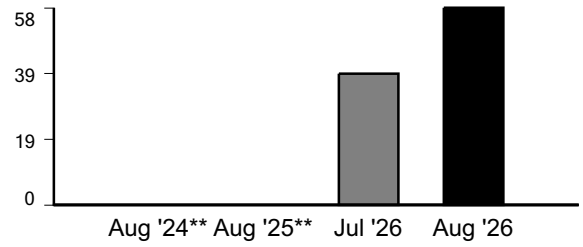
Your maximum demand reached this billing period is 13 kW *Your maximum threshold demand is 20 kW* If you exceed 20 kW three months within a 12-month period, you will be transferred to the TOU-GS-2 rate schedule.	*Maximum Summer demand reached by price period :* *On peak* *8 kW 08/11/26 04:00pm-04:15pm* *Mid peak* *3 kW 07/18/26 04:00pm-04:15pm* *Off peak* *13 kW 08/06/26 12:15pm-12:30pm*

To view your demand charges, please refer to the **Details of your new charges**.

Your past and current electricity usage

For meter 256000-197560 from 07/16/26 to 08/13/26 *Your next billing cycle will end on or about 09/14/26.*
Total electricity you used this month in kWh **1,680**

Your daily average electricity usage (kWh)



* Irregular billing period
** No data available

Usage comparison

	Aug '24 **	Aug '25 **	Sep '25 **	Oct '25 **	Nov '25 **	Dec '25 **	Jan '26 **	Feb '26 **	Mar '26 **	Apr '26 **	May '26 *	Jun '26	Jul '26	Aug '26
Total kWh used											610	1,045	1,158	1,680
Number of days											18	32	30	29
Appx. average kWh used/day											33	32	38	57

Details of your new charges

Your rate: TOU-GS-1-E
Billing period: 07/16/26 to 08/13/26 (29 days)

Delivery charges - *Cost to deliver your electricity*		
Energy-Summer		
On peak	300 kWh x $0.21346	$64.04
Mid peak	50 kWh x $0.21346	$10.67
Off peak	1,330 kWh x $0.15932	$211.90
Wildfire fund charge	1,680 kWh x $0.00591	$9.93
Customer charge	29 days x $0.46800	$13.57
3 phase service chg		$1.33
Generation charges - *Cost to generate your electricity*		
SCE		
Energy-Summer		
On peak	300 kWh x $0.42432	$127.30
Mid peak	50 kWh x $0.11297	$5.65
Off peak	1,330 kWh x $0.08076	$107.41
Other charges or credits		
Fixed recovery charge	1,680 kWh x $0.00457	$7.68
Subtotal of your new charges		$559.48
Torrance UUT	$559.48 x 6.50000%	$36.37
State tax	1,680 kWh x $0.00030	$0.50
Your new charges		**$596.35**

Your Delivery charges include:
- *$29.85 transmission charges*
- *$221.71 distribution charges*
- *$0.05 nuclear decommissioning charges*
- *$37.41 public purpose programs charge*
- *$10.81 new system generation charge*

Your Generation charges include:
- *$0.17 competition transition charge*
- *-$12.33 power charge indifference adjustment (PCIA)*

Your overall energy charges include:
- *$5.20 franchise fees*

Additional information:
- *Service voltage: 208 volts*

Rate Identification Number - RIN

USCA-SCSC-0800-0000

In the future, you might use the Rate Identification Number (RIN) to program smart devices like smart thermostats, EV chargers, or energy management systems once the manufacturer has enabled its use. Once these smart device features are available, simply scan the QR code using the smart device app for setup. To learn more, visit sce.com/helpcenter/rin.

Service account 8022709608 **POD-ID**
Service address 357 VAN NESS WAY UNIT 150 1017609400050755 14
TORRANCE, CA 90501

Your cost varies by time of day

Summer cost periods (Jun 01-Sep 30)

	Weekdays	Weekends & Holidays
On peak	4pm - 9pm	
Mid peak		4pm - 9pm
Off peak	12am - 4pm 9pm - 12am	12am - 4pm 9pm - 12am

Usage		Avg. cost		Total cost	
On peak	97 kWh	x $0.63784	=	$61.87	
Mid peak	25 kWh	x $0.32640	=	$8.16	
Off peak	377 kWh	x $0.24008	=	$90.51	
	499 kWh			$160.54	Energy Charges
				$32.02	Other credits/charges
				$192.56	**Total**

Costs are rounded and include applicable energy charges from SCE. During season or price changes, averages are used. To view all charges and credits and to calculate your bill, refer to **Details of your new charges**.

Summer season demand (kW)

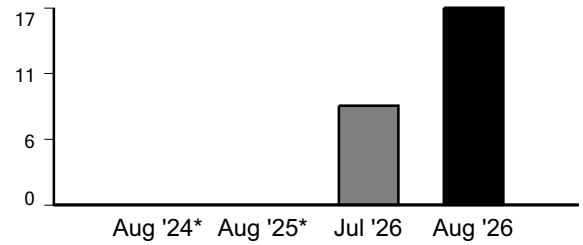
Your maximum demand reached this billing period is 4 kW *Your maximum threshold demand is 20 kW* If you exceed 20 kW three months within a 12-month period, you will be transferred to the TOU-GS-2 rate schedule.	*Maximum Summer demand reached by price period :* *On peak* *3 kW 08/05/26 04:00pm-04:15pm* *Mid peak* *3 kW 07/18/26 04:15pm-04:30pm* *Off peak* *4 kW 08/13/26 03:45pm-04:00pm*

To view your demand charges, please refer to the **Details of your new charges**.

Your past and current electricity usage

For meter 256000-196834 from 07/16/26 to 08/13/26 *Your next billing cycle will end on or about 09/14/26.*
Total electricity you used this month in kWh **499**

Your daily average electricity usage (kWh)



* No data available

Usage comparison

	Aug '24 *	Aug '25 *	Sep '25 *	Oct '25 *	Nov '25 *	Dec '25 *	Jan '26 *	Feb '26 *	Mar '26 *	Apr '26 *	May '26 *	Jun '26 *	Jul '26	Aug '26
Total kWh used													243	499
Number of days													28	29
Appx. average kWh used/day													8	17

Details of your new charges

Your rate: TOU-GS-1-E
Billing period: 07/16/26 to 08/13/26 (29 days)

Delivery charges - *Cost to deliver your electricity*		
Energy-Summer		
On peak	97 kWh x $0.21346	$20.71
Mid peak	25 kWh x $0.21346	$5.34
Off peak	377 kWh x $0.15932	$60.06
Wildfire fund charge	499 kWh x $0.00591	$2.95
Customer charge	29 days x $0.46800	$13.57
3 phase service chg		$1.33
Generation charges - *Cost to generate your electricity*		
SCE		
Energy-Summer		
On peak	97 kWh x $0.42432	$41.16
Mid peak	25 kWh x $0.11297	$2.82
Off peak	377 kWh x $0.08076	$30.45
Other charges or credits		
Fixed recovery charge	499 kWh x $0.00457	$2.28
Subtotal of your new charges		$180.67
Torrance UUT	$180.67 x 6.50000%	$11.74
State tax	499 kWh x $0.00030	$0.15
Your new charges		**$192.56**

Your Delivery charges include:
- *$8.86 transmission charges*
- *$77.31 distribution charges*
- *$0.02 nuclear decommissioning charges*
- *$11.11 public purpose programs charge*
- *$3.21 new system generation charge*

Your Generation charges include:
- *$0.05 competition transition charge*
- *-$3.82 power charge indifference adjustment (PCIA)*

Your overall energy charges include:
- *$1.68 franchise fees*

Additional information:
- *Service voltage: 208 volts*

Rate Identification Number - RIN

USCA-SCSC-0800-0000

In the future, you might use the Rate Identification Number (RIN) to program smart devices like smart thermostats, EV chargers, or energy management systems once the manufacturer has enabled its use. Once these smart device features are available, simply scan the QR code using the smart device app for setup. To learn more, visit sce.com/helpcenter/rin.

Service account 8022709644 **POD-ID**
Service address 357 VAN NESS WAY UNIT 115 1017609400050755 12
TORRANCE, CA 90501

Your cost varies by time of day

Summer cost periods (Jun 01-Sep 30)

	Weekdays	Weekends & Holidays
On peak	4pm - 9pm	
Mid peak		4pm - 9pm
Off peak	12am - 4pm 9pm - 12am	12am - 4pm 9pm - 12am

Usage		Avg. cost		Total cost	
On peak	97 kWh	x $0.63784	=	$61.87	
Mid peak	18 kWh	x $0.32611	=	$5.87	
Off peak	449 kWh	x $0.24007	=	$107.79	
	564 kWh			$175.53	Energy Charges
				$33.74	Other credits/charges
				$209.27	**Total**

Costs are rounded and include applicable energy charges from SCE. During season or price changes, averages are used. To view all charges and credits and to calculate your bill, refer to **Details of your new charges**.

Summer season demand (kW)

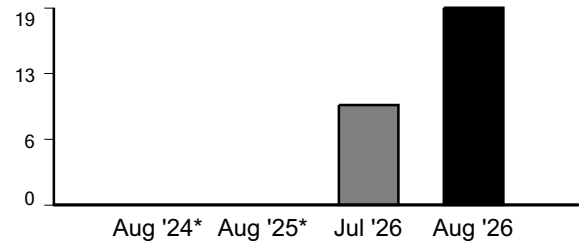
Your maximum demand reached this billing period is 5 kW *Your maximum threshold demand is 20 kW* If you exceed 20 kW three months within a 12-month period, you will be transferred to the TOU-GS-2 rate schedule.	*Maximum Summer demand reached by price period :* *On peak* *4 kW 08/11/26 04:15pm-04:30pm* *Mid peak* *3 kW 08/09/26 06:45pm-07:00pm* *Off peak* *5 kW 08/11/26 02:30pm-02:45pm*

To view your demand charges, please refer to the **Details of your new charges**.

Your past and current electricity usage

For meter 256000-197462 from 07/16/26 to 08/13/26 *Your next billing cycle will end on or about 09/14/26.*
Total electricity you used this month in kWh **564**

Your daily average electricity usage (kWh)



* No data available

Usage comparison

	Aug '24 *	Aug '25 *	Sep '25 *	Oct '25 *	Nov '25 *	Dec '25 *	Jan '26 *	Feb '26 *	Mar '26 *	Apr '26 *	May '26 *	Jun '26 *	Jul '26	Aug '26
Total kWh used													286	564
Number of days													29	29
Appx. average kWh used/day													9	19

Details of your new charges

Your rate: TOU-GS-1-E
Billing period: 07/16/26 to 08/13/26 (29 days)

Delivery charges - *Cost to deliver your electricity*		
Energy-Summer		
On peak	97 kWh x $0.21346	$20.71
Mid peak	18 kWh x $0.21346	$3.84
Off peak	449 kWh x $0.15932	$71.53
Wildfire fund charge	564 kWh x $0.00591	$3.33
Customer charge	29 days x $0.46800	$13.57
3 phase service chg		$1.33
Generation charges - *Cost to generate your electricity*		
SCE		
Energy-Summer		
On peak	97 kWh x $0.42432	$41.16
Mid peak	18 kWh x $0.11297	$2.03
Off peak	449 kWh x $0.08076	$36.26
Other charges or credits		
Fixed recovery charge	564 kWh x $0.00457	$2.58
Subtotal of your new charges		$196.34
Torrance UUT	$196.34 x 6.50000%	$12.76
State tax	564 kWh x $0.00030	$0.17
Your new charges		**$209.27**

Your Delivery charges include:
- *$10.02 transmission charges*
- *$84.20 distribution charges*
- *$0.03 nuclear decommissioning charges*
- *$12.55 public purpose programs charge*
- *$3.62 new system generation charge*

Your Generation charges include:
- *$0.05 competition transition charge*
- *-$4.08 power charge indifference adjustment (PCIA)*

Your overall energy charges include:
- *$1.82 franchise fees*

Additional information:
- *Service voltage: 208 volts*

Rate Identification Number - RIN

USCA-SCSC-0800-0000

In the future, you might use the Rate Identification Number (RIN) to program smart devices like smart thermostats, EV chargers, or energy management systems once the manufacturer has enabled its use. Once these smart device features are available, simply scan the QR code using the smart device app for setup. To learn more, visit sce.com/helpcenter/rin.

July 2026

Business Connection

Please visit us at www.sce.com

Public Safety Power Shutoffs

Your safety is our highest priority. Severe weather events continue to increase wildfire risk across Southern California.

When fire weather conditions put communities at risk, we may need to temporarily shut off power to protect your safety through a Public Safety Power Shutoff (PSPS). This important safety tool helps reduce the risk of fires caused by utility equipment.

We understand the hardship that power outages can create, and remain committed to helping you stay safe, prepared and informed.

How to Prepare: Update your contact information or sign up for PSPS alerts in English and other languages at **www.sce.com/pspsalerts**.

Learn more about PSPS, including answers to common questions and emergency preparedness at **www.sce.com/psps**.

Identify , Prevent and Report Utility Scams

- **Slow down:** Take time to consider the legitimacy of urgent payment requests from senders you do not know.
- **Verify:** Contact SCE directly using the verified number on your bill or visit sce.com to check your account status.
- **Report it:** If you receive a fraudulent call, text, email or in-person visit, report the incident immediately.

Visit **www.sce.com/scamalert** for tips, resources and incident reporting.

Be Prepared for Outage Emergencies

Homes and small businesses in PSPS-affected areas should consider adding a portable backup battery or portable generator into their emergency preparedness strategies. These devices can supply backup power for essential personal electronics, such as mobile phones and computers, as well as critical household appliances including refrigerators, lighting, garage door openers and medical equipment, helping you stay prepared during outages. Rebates are available for qualifying products.

Watch our backup power educational videos, learn more about available solutions and apply for rebates in the SCE Marketplace at **www.sce.com/backuppower**.

To learn more about the process and method the California Public Utilities Commission used to determine High Fire Threat District maps, visit:

www.cpuc.ca.gov/industries-and-topics/wildfires/fire-threat-maps-and-fire-safety-rulemaking

Safe Portable Generator Hook-Up

Connecting a portable generator to your home's electrical wiring is dangerous and can cause serious injuries or electrocution.

Do not hook up a generator directly to an electrical panel. The safe way is to plug the electrical equipment into a portable generator using a properly sized extension cord approved by Underwriters Laboratories (UL).

If your needs require a generator to be wired directly to your home's electrical system, California state law mandates that you notify us. We also recommend that you enlist the service of a qualified electrician to perform the task. To learn more, visit:

www.sce.com/beprepared

(continued on back)

July 2026

Proposition 65 Warnings

⚠ WARNING: The Safe Drinking Water and Toxic Enforcement Act of 1986, commonly referred to as Proposition 65, requires the governor to publish a list of chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. It also requires California businesses to warn the public of potential exposures to these chemicals that result from their operations.

Providing safe and reliable service to all of our customers is a top priority for Southern California Edison and we want you to be aware of these chemicals so that you can reduce exposure to chemicals associated with electricity generation and distribution. We handle all equipment and materials at our sites carefully for your good health as well as ours. However, if you are at or near our facilities and work sites, you can be exposed to the following chemicals on the state's Proposition 65 list. Reduce, limit, or avoid activities at and near the sources of exposure described below. For more information go to:

www.P65Warnings.ca.gov

1. Diesel Generation : Diesel Exhaust: SCE uses diesel-fueled emergency generators during emergencies and other times to help minimize the interruption of our customers' supply of electricity. The generators are used at some SCE facilities like substations and service centers, and at locations where repairs are made to the electrical system. SCE also uses diesel as the primary fuel for electricity generation on Catalina Island and in many service vehicles used throughout our service territory. Diesel engines produce exhaust as a by-product of the combustion of diesel fuel. Breathing diesel engine exhaust exposes you to chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. You should avoid breathing diesel fumes whenever possible.
2. Wooden Utility Poles : SCE uses wooden poles that have been treated with chemical preservatives. These chemicals include pentachlorophenol, which is known to the State of California to cause cancer, and petroleum products such as diesel fuel, which contains chemicals including toluene and benzene that are known to the State of California to cause cancer and birth defects or other reproductive harm. If you come into contact with a wooden utility pole or the dust, debris, soil surrounding the pole, or water runoff that may contain dust, debris, and soil previously in contact with the pole, you could be exposed to these chemicals. Avoid contact with wooden utility poles and the dust, debris, soil surrounding the poles, or water runoff that may contain dust, debris, soil surrounding the poles, or water runoff that may contain dust, debris, and soil previously in contact with the poles.
3. Painted Structures : SCE utilizes metal and wood structures and equipment that may have been coated with paints containing chemicals, such as lead-based paint, that are known to the State of California to cause cancer and birth defects or other reproductive harm. When the paint on these structures deteriorates, flakes of paint can impact the soil adjacent to the structure. To avoid exposure, you should avoid contact with any paint flakes or soil near any structure with deteriorating paint.

Los usarios con acceso al Internet podran leer y descargar esta notificacion en espanol en el sitio Web de SCE:

www.sce.com/avisos

Support for Customers Affected by a Major Disaster

If you or someone you know has been impacted by a disaster for which a state of emergency has been declared, please visit

www.sce.com/disastersupport

for information about consumer protections, programs and services SCE has available.

Be Ready When A CPP Event is Called

If you are a customer with the Critical Peak Pricing (CPP) rate plan, by reducing your electricity use during CPP events you can minimize incurring higher prices. Plus, your business will earn credits on your electricity bills during the summer season when your bills are typically the highest.

To learn more visit **www.sce.com/cpp**.

On-Bill Financing (OBF) program

Finance Energy-Efficient Business Upgrades with 0% Interest

Looking to improve your facility's efficiency while managing upfront costs? Southern California Edison's **On-Bill Financing (OBF)** program makes it possible to upgrade your business with **energy-efficient or clean-energy equipment** using **0% interest, no-fee financing** with repayment made directly on your **monthly SCE bill**. Investing in energy improvements today can deliver long-term benefits for your business. Let us help you power a more efficient tomorrow.

To learn more, visit sce.com/onbill

Connect With Us

Get energy-saving tips, safety and outage updates, and much more.

www.facebook.com/sce

www.twitter.com/sce_business

www.instagram.com/sce

Sharp Business Systems
7 SHERIDAN SQUARE, STE 200
KINGSPORT, TN , 37663

INVOICE

PLEASE DIRECT ALL CORRESPONDENCE TO:
1-888-525-4220

SHARP BUSINESS SYSTEMS

Tax ID: 13-1968872

Duns Number: 00-181-8012

Bill To: 835928

SOUTH BAY CITIES COUNCIL OF GOVERNMENTS
2355 CRENSHAW BLVD STE 125
TORRANCE, CA 90501-3329

Invoice No.	Invoice Date	Payment Terms	Due Date		Invoice Total
9005933230	**08/29/2026**	**Net 30 days**	**09/28/2026**		**$874.28**

Invoice text:

Item	Description	Quantity/Hours	Rate	Amount
Contract: 8000664680				
UCAASCAPUBLPURPOSE	CA PUBLIC PURPOSE FLAT LINE SURCHARGE	1	0.00	12.60
Period of Coverage: 07/01/2026 - 07/31/2026				
UCAASFCC	UCAAS FCC	1	0.00	34.05
Period of Coverage: 07/01/2026 - 07/31/2026				
UCAASSERVICE	UCAAS Service	1	732.70	732.70
Period of Coverage: 08/01/2026 - 08/31/2026				
ADDENDUM #7: 26 STANDARD USERS, NO LOW USAGE USRS, 29 DIDS, 4 MAC HRS PER YEAR				
UCAASSMSFEE	SMS COMPLIANCE MONTHLY LOW USAGE	1	0.00	1.50
Period of Coverage: 07/01/2026 - 07/31/2026				

Sales Amount	Taxes	Freight Amount	Invoice Total
$799.18	**$75.10**	**$0.00**	**$874.28**

<---------- Cut here ---------->
Please include Invoice No. on your Remittance

	Invoice No.	Account No.	Due Date
	9005933230	**835928**	**09/28/2026**

Sales Amount	Taxes	Freight Amount	Invoice Total
$799.18	**$75.10**	**$0.00**	**$874.28**

Remit To:
SHARP ELECTRONICS CORPORATION
Via its SHARP BUSINESS SYSTEMS Division
Dept. CH 14288
Palatine, IL, 60055-4404

To pay by ACH, EFT or Credit Card please visit:
https://secure.versapay.com/payables/sharpusa/signup

Sharp Business Systems
7 SHERIDAN SQUARE, STE 200
KINGSPORT, TN , 37663

INVOICE

PLEASE DIRECT ALL CORRESPONDENCE TO:
1-888-525-4220

SHARP BUSINESS SYSTEMS

Invoice No.	Invoice Date	Payment Terms	Due Date		Invoice Total
9005933230	**08/29/2026**	**Net 30 days**	**09/28/2026**		**$874.28**

Item	Description	Quantity/Hours	Rate	Amount
UCAASSMSFEE	SMS COMPLIANCE BRAND REGISTRATION	1	0.00	0.00
Period of Coverage:	07/01/2026 - 07/31/2026			
UCAASSTATELOCAL	UCAAS STATE LOCAL	1	0.00	18.33
Period of Coverage:	07/01/2026 - 07/31/2026			

Thank You For Your Business

SHARP

Sharp Business Systems
8670 Argent St
Santee, CA , 92071

INVOICE

PLEASE DIRECT ALL CORRESPONDENCE TO:
619-258-1400

SHARP BUSINESS SYSTEMS

Tax ID: 13-1968872

Duns Number: 00-181-8012

Bill To: 835928

SOUTH BAY CITIES COUNCIL OF GOVERNMENTS
2355 CRENSHAW BLVD STE 125
TORRANCE, CA 90501-3329

Invoice No.	Invoice Date	Payment Terms	Due Date		Invoice Total
9005933378	**08/29/2026**	**Net 30 days**	**09/28/2026**		**$2,582.82**

Invoice text:

Item	Description	Quantity/Hours	Rate	Amount
Contract: 8000669864				
MITS_BAREMAIL_SEAR	EMAIL SECURITY AND ARCHIVE LICENSE	30	6.25	187.50
Period of Coverage: 08/01/2026 - 08/31/2026				
MITS_CWEDR_WKS	EDR LICENSE AND SOC SERVICE - DESKTOP	30	20.00	600.00
Period of Coverage: 08/01/2026 - 08/31/2026				
MITS_CWHD_BH	RMM & HELP DESK SERVICE - 8A-6P	30	45.00	1,350.00
Period of Coverage: 08/01/2026 - 08/31/2026				
MITS_MC1Y1M135	M365 Bus. Basic 1Y1M	6	6.30	37.80
Period of Coverage: 08/01/2026 - 08/31/2026				
MITS_MC1Y1M136	M365 Bus. Prem 1Y1M	4	23.10	92.40
Period of Coverage: 08/01/2026 - 08/31/2026				

Sales Amount	Taxes	Freight Amount	Invoice Total
$2,582.82	**$0.00**	**$0.00**	**$2,582.82**

<---------- Cut here ---------->
Please include Invoice No. on your Remittance

	Invoice No.	Account No.	Due Date
	9005933378	**835928**	**09/28/2026**

Sales Amount	Taxes	Freight Amount	Invoice Total
$2,582.82	**$0.00**	**$0.00**	**$2,582.82**

Remit To:
SHARP ELECTRONICS CORPORATION
Via its SHARP BUSINESS SYSTEMS Division
Dept. LA 21565
PASADENA, CA, 91185-1565

To pay by ACH, EFT or Credit Card please visit:
https://secure.versapay.com/payables/sharpusa/signup

SHARP

SHARP BUSINESS SYSTEMS

Sharp Business Systems
8670 Argent St
Santee, CA , 92071

INVOICE

PLEASE DIRECT ALL CORRESPONDENCE TO:
619-258-1400

Invoice No.	Invoice Date	Payment Terms	Due Date		Invoice Total
9005933378	**08/29/2026**	**Net 30 days**	**09/28/2026**		**$2,582.82**

Item	Description	Quantity/Hours	Rate	Amount
MITS_MC1Y1M137	M365 Bus. Std 1Y1M	24	13.13	315.12

Period of Coverage: 08/01/2026 - 08/31/2026

Thank You For Your Business

CONTRACT INVOICE

Invoice Number:	IN2426325
Invoice Date:	8/31/2026
Account Number:	QDSB05
Balance Due:	$388.82

Bill To: South Bay Cities Council of Governments
Accounts Payable
357 Van Ness Way
Ste 110
Torrance, CA 90501
US

Customer: South Bay Cities Council of Governments
357 Van Ness Way
Ste 110
Torrance, CA 90501

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
QDSB05	10 Days	9/10/2026	$388.82	**$388.82**

Invoice Remarks

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
QDCT10978-01		$352.67		10/20/2022	10/19/2027

Contract Remarks

QDoxs acquisition last invoice IN76517

Summary:

Contract base rate charge for the 8/20/2026 to 9/19/2026 billing period	$62.30
Contract overage charge for the 7/20/2026 to 8/19/2026 overage period	$276.81 **
Tariff Surcharge	$13.56
**See overage details below	$352.67

Detail:

Equipment included under this contract

Xerox/XERC8135

Number	Serial Number	Base Adj.	Location
QDEQ22136	ELQ590745	$0.00	South Bay Cities Council of Governments 357 Van Ness Way Ste 110 Torrance, CA 90501

Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
B\W	BW	55,928	57,970	2,042	1,000	1,042	0.010000	$10.42
Color	CLR	161,059	164,621	3,562	500	3,062	0.087000	$266.39
								$276.81

****
REMIT PAYMENT TO:
Kelley Create
22710 72nd Ave S
Kent WA 98032
206-284-9100
****

Invoice SubTotal	$352.67
Tax:	$36.15
Invoice Total	$388.82
Balance Due:	**$388.82**

Payment by credit card is subject to a 3% surcharge

To pay online, visit our website: www.kelleycreate.com

PEAC SOLUTIONS

PO BOX 13604
Philadelphia, PA 19101-3604

Electronic Service Requested

INVOICE

SOUTH BAY CITIES COUNCIL OF GOVERNMENTS
357 VAN NESS WAY SUITE 110
TORRANCE CA 90501-1487

Remittance Section

Customer Account Number:	**156604**
Invoice Number:	42640663
Invoice Date:	08/30/2026
Invoice Due Date:	**09/19/2026**
Total Due:	**$348.21**

Amount Paid: $ _____

Use enclosed envelope and make check payable to:

PEAC SOLUTIONS
PO BOX 13604
PHILADELPHIA, PA 19101-3604

01001004264066330000003482199

For faster processing, please remove the check skirt.

Keep lower portion for your records - Please return upper portion with your payment

Important Messages



Customer Connect

Same great technology...new name + look!

- Pay your bills and manage your account online

Visit today at leaseservices.com!

**some restrictions apply and processing fee incurred*

CUSTOMER ACCOUNT NUMBER	INVOICE DATE	INVOICE NUMBER	DUE DATE	LAST PAYMENT RECEIVED
156604	08/30/2026	42640663	09/19/2026	08/18/2026

Charges Summary

Contract PO#	Current Billing Period	Charge Description	Current Due	Past Due	Total Due
471-0156604-001	08/19/2026 - 09/18/2026	CONTRACT PAYMENT	$297.44	$0.00	$297.44
		SALES/USE/RENTAL TAX	$30.50	$0.00	$30.50
		EQUIPMENT PROTECTION	$18.38	$0.00	$18.38
		SALES/USE/RENTAL TAX	$1.89	$0.00	$1.89
		CONTRACT BALANCE DUE	**$348.21**	**$0.00**	**$348.21**
		INVOICE TOTAL BALANCE DUE	**$348.21**	**$0.00**	**$348.21**

Questions? See our FAQs on page 2. Visit us at www.leaseservices.com or 888-236-2409.

MAKE CHECKS PAYABLE TO:
SURF MANAGEMENT ASSOCIATES, LLC
(VAN NESS BUSINESS CENTER I)
PO BOX 3217
TORRANCE, CA 90510
(310) 533-5900

Statement

Account: vnbc - E090, E110, E150 - sbcities

Date: 08/25/2026

Payment: $ _____

SOUTH BAY CITIES COUNCIL OF GOVERNMENTS
357 Van Ness Way Suite 110-150, 90
Torrance, CA 90501

There will be a 6% late fee if the rent payment is not received in our office **BEFORE** September 11th. Envelopes need to be postmarked the 9th or earlier.
NSF charge is $20.00.

Date	Description	Charges	Payments	Balance
	Balance Forward			0.00
08/01/2026	Rent (08/2026)	16,315.00	0.00	16,315.00
08/01/2026	Common Area (08/2026)	1,965.63	0.00	18,280.63
08/07/2026	:ACH-WEB - Online Payment - EFT Payment. Web	0.00	18,280.63	0.00
09/01/2026	Rent (09/2026)	16,315.00	0.00	16,315.00
09/01/2026	Common Area (09/2026)	1,897.09	0.00	18,212.09

0-30 Days	31-60 Days	61-90 Days	Above 90 Days	Amount Due
18,212.09	0.00	0.00	0.00	18,212.09

RR Franchising, Inc. dba Vanguard Cleaning Systems
6281 Beach Blvd., Ste. 225
Buena Park, CA 90621
Phone: 714-228-1940
Fax: 714-228-1941

Invoice

Date	Invoice #
9/1/2026	154408

Bill To	Ship To
South Bay Cities Council of Governments 357 Van Ness Way Suite 1st floor Torrance, CA 90501	South Bay Cities Council of Governments 357 Van Ness Way Suite 1st floor Torrance, CA 90501

P.O. No.	Payment Terms
	Net 30 (Auto-Pay)

Quantity	Description	Rate	Amount
1	September (9/1/2026 - 9/30/2026) Monthly Service - Charge for the commercial cleaning	1,000.00	1,000.00
	Los Angeles County Sales Tax	10.00%	0.00

Total	$1,000.00
Balance Due	$1,000.00

Outlook

Your Spectrum Business Statement is Ready

From Spectrum Business <MyAccount@spectrumemails.com>
Date Thu 8/20/2026 9:11 AM
To Info SBCCOG <info@southbaycities.org>

View in Browser En español

Your Spectrum Business Statement is Ready

Dear Valued Customer,

Your most recent Spectrum Business bill is available online. If you've already made this payment, no further action is required.

Your Account at a Glance

Account Number:
Ending in 4159

Statement Amount:
$145.26

Auto Pay Date:
September 3, 2026

Service Address:
357 Van Ness Way
Ste 110
Torrance, CA 90501

Choose Your Auto Pay Date

You can change the date of your Auto Pay whenever you want. Update it today at Spectrumbusiness.net/AutoPayDate

Stay on Top of Your Bill

View your Statement at Spectrumbusiness.net

Questions about your statement?

Find answers with our billing statement FAQs.

Go paperless at **www.sce.com/ebilling.** It's fast, easy and secure.

SOUTHERN CALIFORNIA EDISON®
An EDISON INTERNATIONAL® Company

For billing and service inquiries
1-800-990-7788
www.sce.com

Your electricity bill

Customer Account
701046520213

357 VAN NESS WAY STE 110
TORRANCE, CA 90501-1487

Date bill prepared
09/15/26

Amount due $1,460.04
Due by 10/05/26

Your account summary

Previous Balance	$1,194.65
Payment Received 08/24/26	-$1,194.65
Your new charges	$1,460.04
Total amount you owe by 10/05/26	**$1,460.04**

Summary of your billing detail

Service account	Service address	Billing period	Your rate	New charges
8022369600	357 VAN NESS WAY UNIT 30A TORRANCE, CA	08/14/26 to 09/14/26	TOU-GS-1-E	$196.99
8022369682	357 VAN NESS WAY UNIT 110 TORRANCE, CA	08/14/26 to 09/14/26	TOU-GS-1-E	$814.29
8022709608	357 VAN NESS WAY UNIT 150 TORRANCE, CA	08/14/26 to 09/14/26	TOU-GS-1-E	$284.12
8022709644	357 VAN NESS WAY UNIT 115 TORRANCE, CA	08/14/26 to 09/14/26	TOU-GS-1-E	$164.64
				$1,460.04

(14-574) Tear here If your contact information has changed please complete the form on the reverse side and return the stub below. Tear here

SOUTHERN CALIFORNIA EDISON®
An EDISON INTERNATIONAL® Company

Customer account 701046520213

Amount due by 10/05/26 **$1,460.04**

We will automatically debit the total amount due $1,460.04 from your checking account on or after 09/25/26.
Thank you!

STMT 09152026 P1

SOUTH BAY CITIES COUNCIL OF GOVERMENTS
357 VAN NESS WAY STE 110
TORRANCE CA 90501-1487

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Ways to contact us

Request a large print bill 1-800-655-4555

Customer service numbers	Relay calls accepted
General Services (U.S. & Canada)	1-800-655-4555
Payments, Extensions or Payment Options	1-800-950-2356
Emergency Services & Outages	1-800-611-1911
California Alternate Rates for Energy (CARE)	1-800-447-6620
Energy Theft Hotline	1-800-227-3901
Hearing & Speech Impaired (TTY)	1-800-352-8580

Multicultural services	
Cambodian / ខ្មែរ	1-800-843-1309
Chinese / 中文	1-800-843-8343
Korean / 한국어	1-800-628-3061
Vietnamese / Tiếng Việt	1-800-327-3031
Spanish / Español	1-800-441-2233

Correspondence:
Southern California Edison
P.O. Box 6400
Rancho Cucamonga, CA
91729-6400

www.sce.com

Important information

What are my options for paying my bill?

On-line	Pay one-time or recurring on **www.sce.com/bill**	
Mail-in	Check or Money order	
In Person	Authorized payment locations	1-800-747-8908
Phone	QuickCheck	1-800-950-2356
	Debit & credit card	1-833-425-1440
Other	PayPal, Venmo, Apple Pay and Google Pay	

Electronic check processing

Your check payment will be processed as a one-time Electronic Fund Transfer (EFT). With EFTs, funds may be withdrawn from your account the day we receive your payment. Your check will not be returned, but will appear on your financial statement.

Rates and applicable rules: Available at www.sce.com or upon request.

Past due bills

When is my bill past due? It is past due 20 days after the preparation date, which was 09/15/26.

- Unable to pay: If payment arrangements were not extended to you by SCE pursuant to SCE's filed tariffs, you may contact the California Public Utilities Commission.
- For safety reasons, if service is disconnected, please ensure any sensitive or potentially hazardous equipment is unplugged on the day of reconnection. For additional home safety tips, visit www.sce.com/safety or call SCE at 1-800-655-4555.

What is the Late Payment Charge (LPC)?

0.8% will be applied to the total unpaid balance if payment is not received by the due date on this bill (except for CARE and state agency accounts).

What is a rotating outage?

Rotating outages are controlled electrical outages used to avoid widespread or uncontrolled blackouts. Your Rotating Outage Group number is located on page 1, upper left, of your SCE bill. Your rotating outage group number may change at any time. For more information, visit www.sce.com/rotating outage.

What is the Power Charge Indifference Adjustment (PCIA)?

The PCIA is a charge to ensure that both SCE customers and those who have left SCE service to purchase electricity from other providers pay for the above market costs for electric generation resources that were procured by SCE on their behalf. 'Above market' refers to the difference between what the utility pays for electric generation and current market prices for the sale of those resources.

Disputed bills

If you believe there is an error on your bill *or have a question about your service, please call* ***Southern California Edison (SCE)*** *customer support at* ***1-800-655-4555****. If you are not satisfied with SCE's response, submit a complaint to the California Public Utilities Commission (CPUC) at www.cpuc.ca.gov/complaints/. The CPUC's Consumer Affairs Branch (CAB) handles billing and service complaints and can be reached by:*

Telephone 1-800-649-7570 (8:30 AM - 4:30 PM, Monday - Friday)
Mail CPUC, Consumer Affairs Branch, 505 Van Ness Ave., Room 2003, San Francisco, CA 94102

If you have limitations hearing or speaking, contact the California Relay Service, which is for those needing assistance relaying telephone conversations. Dial 711 or one of the numbers below to be routed to a California Relay Service provider in your preferred mode of communication.

Type of Call	*English*	*Spanish*
TTY/VCO/HCO to Voice	*1-800-735-2929*	*1-800-855-3000*
Voice to TTY/VCO/HCO	*1-800-735-2922*	*1-800-855-3000*
Speech-to-Speech Relay	*1-800-854-7784*	*1-800-854-7784*

To avoid having service turned off while waiting for the outcome of a complaint to the CPUC regarding the accuracy of your bill, contact CAB for assistance. If your case meets the eligibility criteria, CAB will instruct you on how to mail a check or money order to be impounded pending resolution of your case. You must continue to pay your current charges while your complaint is reviewed to keep your service turned on.

Definitions

- **Baseline Credit:** The baseline credit provides reduced electricity rates on electricity used up to the baseline allocation for the region that you live in.
- **CA Climate Credit:** Credit from state effort to fight climate change. Applied monthly to eligible businesses and semi-annually to residents.
- **Wildfire Fund Charge:** Supports the California Wildfire Fund which covers costs associated with catastrophic wildfires, including payment of bonds issued by the California Department of Water Resources (DWR)
- **Public Purpose Programs Charge:** Funds state-mandated programs for low income discounts, energy efficiency, renewable energy and R&D.
- **SCE Generation:** For recovering energy procurement and generation costs for that portion of your energy provided by SCE.

To change your contact information, complete the form below and return it to SCE

Change of mailing address: 701046520213

STREET#	STREET NAME		APARTMENT #
CITY		STATE	ZIP CODE
TELEPHONE #	E-MAIL ADDRESS		

Energy Assistance Fund (EAF): I want to help people pay their energy bill through EAF. For info visit www.sce.com/eaf or call (800) 205-8596.

Add this amount for EAF $ _____

☐ Every Month ☐ One Month only

Select one box only and sign below for EAF:

_____

Things you should know

Fixed Recovery Charge

SCE has been permitted to issue bonds that enable it to recover more quickly certain costs related to preventing and mitigating catastrophic wildfires. Your bill for electric service includes a Fixed Recovery Charge that has been approved by the CPUC to repay those bonds. The right to recover the Fixed Recovery Charge has been transferred to a separate entity (called the Special Purpose Entity) that issued the bonds and does not belong to SCE. SCE is collecting the Fixed Recovery Charge on behalf of the Special Purpose Entity.

Micro-business Certification

Pursuant to CPUC D.10-10-032 and D.10-11-037, customers who meet the definition of a "micro-business" as defined by California Government Code Section 14837, may be rebilled for a maximum of three months rather than three years for an undercharge resulting from a billing or meter error. To learn more and what you can do to self-certify as a "micro-business" please call 1-800-990-7788 or visit us at sce.com.

Service account 8022369600 **POD-ID**
Service address 357 VAN NESS WAY UNIT 30A 1017609400051279 84
TORRANCE, CA 90501

Your cost varies by time of day

Summer cost periods (Jun 01-Sep 30)

	Weekdays	Weekends & Holidays
On peak	4pm - 9pm	
Mid peak		4pm - 9pm
Off peak	12am - 4pm 9pm - 12am	12am - 4pm 9pm - 12am

Usage		Avg. cost		Total cost	
On peak	95 kWh	x $0.63779	=	$60.59	
Mid peak	21 kWh	x $0.32619	=	$6.85	
Off peak	398 kWh	x $0.24008	=	$95.55	
	514 kWh			$162.99	Energy Charges
				$34.00	Other credits/charges
				$196.99	**Total**

Costs are rounded and include applicable energy charges from SCE. During season or price changes, averages are used. To view all charges and credits and to calculate your bill, refer to **Details of your new charges**.

Summer season demand (kW)

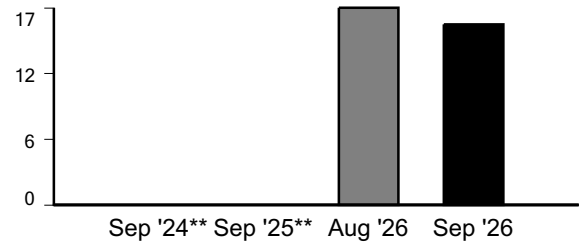
Your maximum demand reached this billing period is 12 kW *Your maximum threshold demand is 20 kW* If you exceed 20 kW three months within a 12-month period, you will be transferred to the TOU-GS-2 rate schedule.	*Maximum Summer demand reached by price period :* *On peak* *8 kW 08/27/26 04:30pm-04:45pm* *Mid peak* *2 kW 09/12/26 05:45pm-06:00pm* *Off peak* *12 kW 09/14/26 11:30am-11:45am*

To view your demand charges, please refer to the **Details of your new charges**.

Your past and current electricity usage

For meter 256000-196284 from 08/14/26 to 09/14/26 *Your next billing cycle will end on or about 10/13/26.*
Total electricity you used this month in kWh **514**

Your daily average electricity usage (kWh)



* Irregular billing period
** No data available

Usage comparison

	Sep '24 **	Sep '25 **	Oct '25 **	Nov '25 **	Dec '25 **	Jan '26 **	Feb '26 **	Mar '26 **	Apr '26 **	May '26 *	Jun '26	Jul '26	Aug '26	Sep '26
Total kWh used										210	508	617	507	514
Number of days										18	32	30	29	32
Appx. average kWh used/day										11	15	20	17	16

Details of your new charges

Your rate: TOU-GS-1-E
Billing period: 08/14/26 to 09/14/26 (32 days)

Delivery charges - *Cost to deliver your electricity*		
Energy-Summer		
On peak	95 kWh x $0.21346	$20.28
Mid peak	21 kWh x $0.21346	$4.48
Off peak	398 kWh x $0.15932	$63.41
Wildfire fund charge	514 kWh x $0.00591	$3.04
Customer charge	32 days x $0.46800	$14.98
3 phase service chg		$1.47
Generation charges - *Cost to generate your electricity*		
SCE		
Energy-Summer		
On peak	95 kWh x $0.42432	$40.31
Mid peak	21 kWh x $0.11297	$2.37
Off peak	398 kWh x $0.08076	$32.14
Other charges or credits		
Fixed recovery charge	514 kWh x $0.00457	$2.35
Subtotal of your new charges		$184.83
Torrance UUT	$184.83 x 6.50000%	$12.01
State tax	514 kWh x $0.00030	$0.15
Your new charges		**$196.99**

Your Delivery charges include:
- *$9.13 transmission charges*
- *$80.21 distribution charges*
- *$0.02 nuclear decommissioning charges*
- *$11.45 public purpose programs charge*
- *$3.30 new system generation charge*

Your Generation charges include:
- *$0.05 competition transition charge*
- *-$3.84 power charge indifference adjustment (PCIA)*

Your overall energy charges include:
- *$1.72 franchise fees*

Additional information:
- *Service voltage: 208 volts*

Rate Identification Number - RIN

USCA-SCSC-0800-0000

In the future, you might use the Rate Identification Number (RIN) to program smart devices like smart thermostats, EV chargers, or energy management systems once the manufacturer has enabled its use. Once these smart device features are available, simply scan the QR code using the smart device app for setup. To learn more, visit sce.com/helpcenter/rin.

Service account 8022369682 **POD-ID**
Service address 357 VAN NESS WAY UNIT 110 1017609400051353O2
TORRANCE, CA 90501

Your cost varies by time of day

Summer cost periods (Jun 01-Sep 30)

	Weekdays	Weekends & Holidays
On peak	4pm - 9pm	
Mid peak		4pm - 9pm
Off peak	12am - 4pm 9pm - 12am	12am - 4pm 9pm - 12am

Usage		Avg. cost		Total cost	
On peak	396 kWh	x $0.63778	=	$252.56	
Mid peak	124 kWh	x $0.32645	=	$40.48	
Off peak	1792 kWh	x $0.24008	=	$430.22	
	2312 kWh			$723.26	Energy Charges
				$91.03	Other credits/charges
				$814.29	**Total**

Costs are rounded and include applicable energy charges from SCE. During season or price changes, averages are used. To view all charges and credits and to calculate your bill, refer to **Details of your new charges**.

Summer season demand (kW)

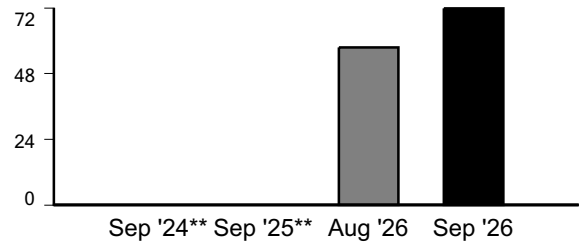
Your maximum demand reached this billing period is 14 kW *Your maximum threshold demand is 20 kW* If you exceed 20 kW three months within a 12-month period, you will be transferred to the TOU-GS-2 rate schedule.	*Maximum Summer demand reached by price period :* *On peak* *14 kW 09/10/26 04:00pm-04:15pm* *Mid peak* *7 kW 08/30/26 05:00pm-05:15pm* *Off peak* *14 kW 09/14/26 12:45pm-01:00pm*

To view your demand charges, please refer to the **Details of your new charges**.

Your past and current electricity usage

For meter 256000-197560 from 08/14/26 to 09/14/26 *Your next billing cycle will end on or about 10/13/26.*
Total electricity you used this month in kWh **2,312**

Your daily average electricity usage (kWh)



* Irregular billing period
** No data available

Usage comparison

	Sep '24 **	Sep '25 **	Oct '25 **	Nov '25 **	Dec '25 **	Jan '26 **	Feb '26 **	Mar '26 **	Apr '26 **	May '26 *	Jun '26	Jul '26	Aug '26	Sep '26
Total kWh used										610	1,045	1,158	1,680	2,312
Number of days										18	32	30	29	32
Appx. average kWh used/day										33	32	38	57	72

Details of your new charges

Your rate: TOU-GS-1-E
Billing period: 08/14/26 to 09/14/26 (32 days)

Delivery charges - *Cost to deliver your electricity*		
Energy-Summer		
On peak	396 kWh x $0.21346	$84.53
Mid peak	124 kWh x $0.21346	$26.47
Off peak	1,792 kWh x $0.15932	$285.50
Wildfire fund charge	2,312 kWh x $0.00591	$13.66
Customer charge	32 days x $0.46800	$14.98
3 phase service chg		$1.47
Generation charges - *Cost to generate your electricity*		
SCE		
Energy-Summer		
On peak	396 kWh x $0.42432	$168.03
Mid peak	124 kWh x $0.11297	$14.01
Off peak	1,792 kWh x $0.08076	$144.72
Other charges or credits		
Fixed recovery charge	2,312 kWh x $0.00457	$10.57
Subtotal of your new charges		$763.94
Torrance UUT	$763.94 x 6.50000%	$49.66
State tax	2,312 kWh x $0.00030	$0.69
Your new charges		**$814.29**

Your Delivery charges include:
- *$41.09 transmission charges*
- *$303.13 distribution charges*
- *$0.07 nuclear decommissioning charges*
- *$51.49 public purpose programs charge*
- *$14.86 new system generation charge*

Your Generation charges include:
- *$0.23 competition transition charge*
- *-$16.76 power charge indifference adjustment (PCIA)*

Your overall energy charges include:
- *$7.10 franchise fees*

Additional information:
- *Service voltage: 208 volts*

Rate Identification Number - RIN

USCA-SCSC-0800-0000

In the future, you might use the Rate Identification Number (RIN) to program smart devices like smart thermostats, EV chargers, or energy management systems once the manufacturer has enabled its use. Once these smart device features are available, simply scan the QR code using the smart device app for setup. To learn more, visit sce.com/helpcenter/rin.

Service account	8022709608	**POD-ID**	
Service address	357 VAN NESS WAY UNIT 150 TORRANCE, CA 90501	101760940005075514	

Your cost varies by time of day

Summer cost periods (Jun 01-Sep 30)

	Weekdays	Weekends & Holidays
On peak	4pm - 9pm	
Mid peak		4pm - 9pm
Off peak	12am - 4pm 9pm - 12am	12am - 4pm 9pm - 12am

Usage			Avg. cost		Total cost	
On peak	133 kWh	x	$0.63774	=	$84.82	
Mid peak	41 kWh	x	$0.32634	=	$13.38	
Off peak	599 kWh	x	$0.24008	=	$143.81	
	773 kWh				$242.01	Energy Charges
					$42.11	Other credits/charges
					$284.12	**Total**

Costs are rounded and include applicable energy charges from SCE. During season or price changes, averages are used. To view all charges and credits and to calculate your bill, refer to **Details of your new charges**.

Summer season demand (kW)

Your maximum demand reached this billing period is 4 kW *Your maximum threshold demand is 20 kW* If you exceed 20 kW three months within a 12-month period, you will be transferred to the TOU-GS-2 rate schedule.	*Maximum Summer demand reached by price period :* *On peak* *4 kW 09/10/26 04:15pm-04:30pm* *Mid peak* *3 kW 08/22/26 04:00pm-04:15pm* *Off peak* *4 kW 09/14/26 08:45am-09:00am*

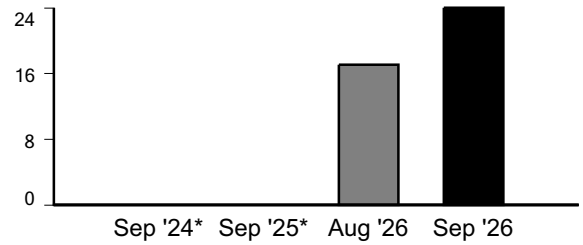
To view your demand charges, please refer to the **Details of your new charges**.

Your past and current electricity usage

For meter 256000-196834 from 08/14/26 to 09/14/26 *Your next billing cycle will end on or about 10/13/26.*

Total electricity you used this month in kWh **773**

Your daily average electricity usage (kWh)



* No data available

Usage comparison

	Sep '24 *	Sep '25 *	Oct '25 *	Nov '25 *	Dec '25 *	Jan '26 *	Feb '26 *	Mar '26 *	Apr '26 *	May '26 *	Jun '26 *	Jul '26	Aug '26	Sep '26
Total kWh used												243	499	773
Number of days												28	29	32
Appx. average kWh used/day												8	17	24

Details of your new charges

Your rate: TOU-GS-1-E
Billing period: 08/14/26 to 09/14/26 (32 days)

Delivery charges - *Cost to deliver your electricity*		
Energy-Summer		
On peak	133 kWh x $0.21346	$28.39
Mid peak	41 kWh x $0.21346	$8.75
Off peak	599 kWh x $0.15932	$95.43
Wildfire fund charge	773 kWh x $0.00591	$4.57
Customer charge	32 days x $0.46800	$14.98
3 phase service chg		$1.47
Generation charges - *Cost to generate your electricity*		
SCE		
Energy-Summer		
On peak	133 kWh x $0.42432	$56.43
Mid peak	41 kWh x $0.11297	$4.63
Off peak	599 kWh x $0.08076	$48.38
Other charges or credits		
Fixed recovery charge	773 kWh x $0.00457	$3.53
Subtotal of your new charges		$266.56
Torrance UUT	$266.56 x 6.50000%	$17.33
State tax	773 kWh x $0.00030	$0.23
Your new charges		**$284.12**

Your Delivery charges include:
- *$13.74 transmission charges*
- *$112.30 distribution charges*
- *$0.03 nuclear decommissioning charges*
- *$17.21 public purpose programs charge*
- *$4.97 new system generation charge*

Your Generation charges include:
- *$0.07 competition transition charge*
- *-$5.61 power charge indifference adjustment (PCIA)*

Your overall energy charges include:
- *$2.48 franchise fees*

Additional information:
- *Service voltage: 208 volts*

Rate Identification Number - RIN

USCA-SCSC-0800-0000

In the future, you might use the Rate Identification Number (RIN) to program smart devices like smart thermostats, EV chargers, or energy management systems once the manufacturer has enabled its use. Once these smart device features are available, simply scan the QR code using the smart device app for setup. To learn more, visit sce.com/helpcenter/rin.

Service account 8022709644 **POD-ID**
Service address 357 VAN NESS WAY UNIT 115 101760940005075512
TORRANCE, CA 90501

Your cost varies by time of day

Summer cost periods (Jun 01-Sep 30)

	Weekdays	Weekends & Holidays
On peak	4pm - 9pm	
Mid peak		4pm - 9pm
Off peak	12am - 4pm 9pm - 12am	12am - 4pm 9pm - 12am

Usage		Avg. cost		Total cost	
On peak	66 kWh	x $0.63788	=	$42.10	
Mid peak	6 kWh	x $0.32667	=	$1.96	
Off peak	372 kWh	x $0.24008	=	$89.31	
	444 kWh			$133.37	Energy Charges
				$31.27	Other credits/charges
				$164.64	**Total**

Costs are rounded and include applicable energy charges from SCE. During season or price changes, averages are used. To view all charges and credits and to calculate your bill, refer to **Details of your new charges**.

Summer season demand (kW)

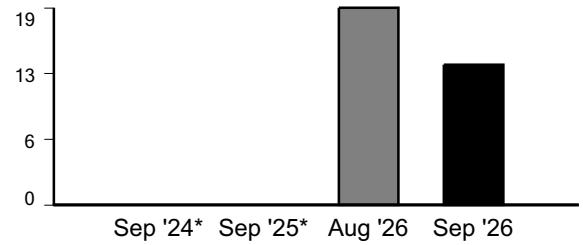
Your maximum demand reached this billing period is 7 kW *Your maximum threshold demand is 20 kW* If you exceed 20 kW three months within a 12-month period, you will be transferred to the TOU-GS-2 rate schedule.	*Maximum Summer demand reached by price period :* *On peak* *5 kW 08/27/26 04:30pm-04:45pm* *Mid peak* *2 kW 08/15/26 04:00pm-04:15pm* *Off peak* *7 kW 09/14/26 11:30am-11:45am*

To view your demand charges, please refer to the **Details of your new charges**.

Your past and current electricity usage

For meter 256000-197462 from 08/14/26 to 09/14/26 *Your next billing cycle will end on or about 10/13/26.*
Total electricity you used this month in kWh **444**

Your daily average electricity usage (kWh)



* No data available

Usage comparison

	Sep '24 *	Sep '25 *	Oct '25 *	Nov '25 *	Dec '25 *	Jan '26 *	Feb '26 *	Mar '26 *	Apr '26 *	May '26 *	Jun '26 *	Jul '26	Aug '26	Sep '26
Total kWh used												286	564	444
Number of days												29	29	32
Appx. average kWh used/day												9	19	13

Details of your new charges

Your rate: TOU-GS-1-E
Billing period: 08/14/26 to 09/14/26 (32 days)

Delivery charges - *Cost to deliver your electricity*		
Energy-Summer		
On peak	66 kWh x $0.21346	$14.09
Mid peak	6 kWh x $0.21346	$1.28
Off peak	372 kWh x $0.15932	$59.27
Wildfire fund charge	444 kWh x $0.00591	$2.62
Customer charge	32 days x $0.46800	$14.98
3 phase service chg		$1.47
Generation charges - *Cost to generate your electricity*		
SCE		
Energy-Summer		
On peak	66 kWh x $0.42432	$28.01
Mid peak	6 kWh x $0.11297	$0.68
Off peak	372 kWh x $0.08076	$30.04
Other charges or credits		
Fixed recovery charge	444 kWh x $0.00457	$2.03
Subtotal of your new charges		$154.47
Torrance UUT	$154.47 x 6.50000%	$10.04
State tax	444 kWh x $0.00030	$0.13
Your new charges		**$164.64**

Your Delivery charges include:
- *$7.89 transmission charges*
- *$70.00 distribution charges*
- *$0.01 nuclear decommissioning charges*
- *$9.89 public purpose programs charge*
- *$2.86 new system generation charge*

Your Generation charges include:
- *$0.05 competition transition charge*
- *-$3.01 power charge indifference adjustment (PCIA)*

Your overall energy charges include:
- *$1.44 franchise fees*

Additional information:
- *Service voltage: 208 volts*

Rate Identification Number - RIN

USCA-SCSC-0800-0000

In the future, you might use the Rate Identification Number (RIN) to program smart devices like smart thermostats, EV chargers, or energy management systems once the manufacturer has enabled its use. Once these smart device features are available, simply scan the QR code using the smart device app for setup. To learn more, visit sce.com/helpcenter/rin.

Aug 2026

Business Connection

Please visit us at www.sce.com

Public Safety Power Shutoffs

- Your safety is our top priority. The changing climate, below average rainfall this year and extended periods of high winds increase the potential for a fire to spread.
- When fire weather conditions are present, we may temporarily shut off power to reduce the risk of a fire caused by utility equipment. This is known as a Public Safety Power Shutoff (PSPS), and it saves lives.
- Losing power for any amount of time is a hardship; while it's frustrating and inconvenient, safety must come first.

Update your contact information or sign up for PSPS alerts in English or other available languages at www.sce.com/pspsalerts.
Learn more about PSPS and emergency preparedness at www.sce.com/psps.

UNDERSTANDING EMF

ELECTRIC AND MAGNETIC FIELDS

Questions have been raised about the possible health effects of exposure to 60-hertz (power frequency) electric and magnetic fields (EMF*), which are found wherever you have electric power. This article contains information that will help you understand the EMF issue, plus practical tips you can use if you want to reduce your exposure at home and at work.

Campos Eléctricos y Magnéticos (EMF):
Si desea recibir información en español, comuníquese con SCE al **1-800-441-2233**.

EMF information provided as required by the California Public Utilities Commission (CPUC) EMF policy.

*The term EMF in this publication refers to extremely low frequency (ELF) 60-hertz electric and magnetic fields associated with power delivered by electric utilities. It does not refer to radio frequency (RF) waves associated with wireless communications such as cell phones.

Can EMF Harm Your Health?

Electric and magnetic fields are present wherever electricity flows--around appliances and power lines, in offices, and at schools and homes. Many researchers believe that if there is a risk of adverse health effects from usual residential exposures to EMF, it is probably just at the detection limit of human health studies; nonetheless, the possible risk warrants further investigation. The varying results from epidemiological studies, which looked at estimated EMF exposures and childhood leukemia, are consistent with a weak link. Laboratory studies, including studies investigating a possible mechanism for health effects (mechanistic studies), provide little or no evidence to support this weak link.

The results from many research studies have been evaluated by international, national, and California EMF research programs to determine whether EMF poses any health risk. Given the uncertainty of the issue, the medical and scientific communities have been unable to conclude that usual residential exposures to EMF cause health effects, or to establish any standard or level of residential exposure that is known to be either safe or harmful. These conclusions remain unchanged by recent studies.

World Health Organization Findings

The World Health Organization (WHO) completed a review of the potential health implications of extremely low frequency EMF, which includes power-frequency fields. Their conclusions and recommendations were presented in a June 2007 report known as the *Extremely Low Frequency Fields, Environmental Health Criteria Monograph No. 238.*

The WHO report concluded that evidence linking extremely low frequency (ELF) magnetic fields and childhood leukemia "is not strong enough to be considered causal but sufficiently strong to remain a concern." "Virtually all of the laboratory evidence and the mechanistic evidence fail to support" this reported association. For all other diseases, there is inadequate or no evidence of health effects at low exposure levels.

The report emphasized that, given the weakness of the evidence for health effects, the health benefits of exposure reduction are unclear and adopting policies based on arbitrary low exposure limits is not warranted. In light of this situation, WHO made these and other recommendations:

* National authorities should implement communication programs with all stakeholders to enable informed decision-making, including how individuals can reduce their own exposure.

* Policy makers and community planners should implement very low-cost measures to reduce exposures when constructing new facilities and designing new equipment, including appliances.

* Policy makers should establish guidelines for ELF field exposure for both the general public and workers. The best source of guidance for both exposure levels and the principles of scientific review are the international guidelines.

* Government and industry should promote research to reduce the uncertainty of the scientific evidence on the health effects of ELF field exposure. Several recommended research projects are already under way through the Electric Power Research Institute.

To view the full report, visit
www.who.int/publications/i/item/9789241572385

Magnetic Fields at Home
(Measurements are in milligauss.)

	1.2" away	12" away	36" away
Microwave Oven	750 to 2,000	40 to 80	3 to 8
Clothes Washer	8 to 400	2 to 30	0.1 to 2
Electric Range	60 to 2,000	4 to 40	0.1 to 1
Compact Fluorescent Bulb	0 to 32.8	0 to 0.1	0
Hair Dryer	60 to 20,000	1 to 70	0.1 to 3
LCD/Plasma TV	1.1 to 73.6	0 to 2.5	0 to 2.2

Source: Adapted from Gauger 1985 & EPRI Appliance Measurement Study 2010.

Magnetic Fields Outside
(Maximum values may be lower for some California utilities.)

Distribution Lines	1 to 80 milligauss under the line
Transmission Lines	1 to 300 milligauss at the edge of the right-of-way

(EMF continued on the reverse side)

Aug 2026

EMF (continued from front)

What You Can Do

In a situation of scientific uncertainty and public concern, WHO recommended that utilities explore “very low-cost” ways to reduce EMF exposure from new or upgraded facilities. SCE and other California public utilities have been pursuing no-cost and low-cost measures to reduce EMF levels from new utility transmission lines and substation projects. You, too, may want to take no-cost and low-cost measures to reduce your EMF exposure at home and at work.

Human studies have not produced a consensus about any health benefits from changing the way people use electric appliances. But, if you feel reducing your EMF exposure would be beneficial, you can increase your distance from electric appliances and/or limit the amount of time you use appliances at home or at work. For instance, you can place your electric clock away from the head of your bed. Increasing your distance from it and other appliances, such as televisions, computer monitors, and microwave ovens, can reduce your EMF exposure.

You can also reduce your EMF exposure by limiting the time you spend using personal appliances, such as hair dryers, electric razors, heating pads, and electric blankets. You may also want to limit the time you spend using electric cooking appliances.

You can locate the sources of EMF in your work environment and spend break time in lower-field areas.

It is not known whether such actions will have any impact on your health.

Additional Information Is Available

SCE provides free EMF information packages and home/business measurements upon request. For any of these services, please call **1-800-200-4723 (4SCE)** or visit **www.sce.com/EMF.**

Additional information is also available at these links:

World Health Organization International EMF Project: Visit **www.who.int/health-topics/electromagnetic- fields** for EMF information, including fact sheets, research completed, and scientific journal articles.

National Institute of Environmental Health Sciences: Visit **www.niehs.nih.gov/health/topics/agents/emf**

California Public Utilities Commission: Visit
www.cpuc.ca.gov/industries-and-topics/electrical-energy/infrastructure/permitting-and-environmental-review/electric-magnetic-fields

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CONTRACT INVOICE

Invoice Number:	IN2451336
Invoice Date:	9/22/2026
Account Number:	QDSB05
Balance Due:	$374.77

Bill To: South Bay Cities Council of Governments
Accounts Payable
357 Van Ness Way
Ste 110
Torrance, CA 90501
US

Customer: South Bay Cities Council of Governments
357 Van Ness Way
Ste 110
Torrance, CA 90501

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
QDSB05	10 Days	10/2/2026	$374.77	**$374.77**

Invoice Remarks

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
QDCT10978-01		$339.93		10/20/2022	10/19/2027

Contract Remarks

Summary:

Contract base rate charge for the 9/20/2026 to 10/19/2026 billing period	$62.30
Contract overage charge for the 8/20/2026 to 9/19/2026 overage period	$264.56 **
Tariff Surcharge	$13.07
**See overage details below	$339.93

Detail:

Equipment included under this contract

Xerox/XERC8135

Number	Serial Number	Base Adj.	Location
QDEQ22136	ELQ590745	$0.00	South Bay Cities Council of Governments 357 Van Ness Way Ste 110 Torrance, CA 90501

Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
B\W	BW	57,970	59,369	1,399	1,000	399	0.010000	$3.99
Color	CLR	164,621	168,116	3,495	500	2,995	0.087000	$260.57
								$264.56

****
REMIT PAYMENT TO:
Kelley Create
22710 72nd Ave S
Kent WA 98032
206-284-9100
****

Invoice SubTotal	$339.93
Tax:	$34.84
Invoice Total	$374.77
Balance Due:	**$374.77**

Payment by credit card is subject to a 3% surcharge

To pay online, visit our website: www.kelleycreate.com

PEAC SOLUTIONS

PO BOX 13604
Philadelphia, PA 19101-3604

Electronic Service Requested

INVOICE

SOUTH BAY CITIES COUNCIL OF GOVERNMENTS
357 VAN NESS WAY SUITE 110
TORRANCE CA 90501-1487

Remittance Section

Customer Account Number:	**156604**
Invoice Number:	42818064
Invoice Date:	09/29/2026
Invoice Due Date:	**10/19/2026**
Total Due:	**$348.21**

Amount Paid: $ _____

Use enclosed envelope and make check payable to:

PEAC SOLUTIONS
PO BOX 13604
PHILADELPHIA, PA 19101-3604

0100100428180640000000348219 2

For faster processing, please remove the check skirt.

Keep lower portion for your records - Please return upper portion with your payment

Important Messages



Customer Connect

Same great technology...new name + look!

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Visit today at leaseservices.com!

**some restrictions apply and processing fee incurred*

CUSTOMER ACCOUNT NUMBER	INVOICE DATE	INVOICE NUMBER	DUE DATE	LAST PAYMENT RECEIVED
156604	09/29/2026	42818064	10/19/2026	09/10/2026

Charges Summary

Contract PO#	Current Billing Period	Charge Description	Current Due	Past Due	Total Due
471-0156604-001	09/19/2026 - 10/18/2026	CONTRACT PAYMENT	$297.44	$0.00	$297.44
		SALES/USE/RENTAL TAX	$30.50	$0.00	$30.50
		EQUIPMENT PROTECTION	$18.38	$0.00	$18.38
		SALES/USE/RENTAL TAX	$1.89	$0.00	$1.89
		CONTRACT BALANCE DUE	**$348.21**	**$0.00**	**$348.21**
		INVOICE TOTAL BALANCE DUE	**$348.21**	**$0.00**	**$348.21**

Questions? See our FAQs on page 2. Visit us at www.leaseservices.com or 888-236-2409.

Sharp Business Systems
7 SHERIDAN SQUARE, STE 200
KINGSPORT, TN , 37663

INVOICE

PLEASE DIRECT ALL CORRESPONDENCE TO:
1-888-525-4220

SHARP BUSINESS SYSTEMS

Tax ID: 13-1968872

Duns Number: 00-181-8012

Bill To: 835928

SOUTH BAY CITIES COUNCIL OF GOVERNMENTS
2355 CRENSHAW BLVD STE 125
TORRANCE, CA 90501-3329

Invoice No.	Invoice Date	Payment Terms	Due Date		Invoice Total
9005971291	**09/29/2026**	**Net 30 days**	**10/29/2026**		**$920.35**

Invoice text:

Item	Description	Quantity/Hours	Rate	Amount
Contract: 8000664680				
UCAASCAPUBLPURPOSE	CA PUBLIC PURPOSE FLAT LINE SURCHARGE	1	0.00	15.75
Period of Coverage: 08/01/2026 - 08/31/2026				
UCAASFCC	UCAAS FCC	1	0.00	36.57
Period of Coverage: 08/01/2026 - 08/31/2026				
UCAASSERVICE	UCAAS Service	1	768.00	768.00
Period of Coverage: 09/01/2026 - 09/30/2026				
ADDENDUM #9: 28 STANDARD USERS, NO LOW USAGE USRS, 30 DIDS, 4 MAC HRS PER YEAR				
UCAASSMSFEE	SMS COMPLIANCE MONTHLY LOW USAGE	1	0.00	1.50
Period of Coverage: 08/01/2026 - 08/31/2026				

Sales Amount	Taxes	Freight Amount	Invoice Total
$841.63	**$78.72**	**$0.00**	**$920.35**

<---------- Cut here ---------->
Please include Invoice No. on your Remittance

	Invoice No.	Account No.	Due Date
	9005971291	**835928**	**10/29/2026**

Sales Amount	Taxes	Freight Amount	Invoice Total
$841.63	**$78.72**	**$0.00**	**$920.35**

Remit To:
SHARP ELECTRONICS CORPORATION
Via its SHARP BUSINESS SYSTEMS Division
Dept. CH 14288
Palatine, IL, 60055-4404

To pay by ACH, EFT or Credit Card please visit:
https://secure.versapay.com/payables/sharpusa/signup

Sharp Business Systems
7 SHERIDAN SQUARE, STE 200
KINGSPORT, TN , 37663

INVOICE

PLEASE DIRECT ALL CORRESPONDENCE TO:
1-888-525-4220

SHARP BUSINESS SYSTEMS

Invoice No.	Invoice Date	Payment Terms	Due Date		Invoice Total
9005971291	**09/29/2026**	**Net 30 days**	**10/29/2026**		**$920.35**

Item	Description	Quantity/Hours	Rate	Amount
UCAASSMSFEE	SMS COMPLIANCE BRAND REGISTRATION	1	0.00	0.00
Period of Coverage:	08/01/2026 - 08/31/2026			
UCAASSTATELOCAL	UCAAS STATE LOCAL	1	0.00	19.81
Period of Coverage:	08/01/2026 - 08/31/2026			

Thank You For Your Business

SHARP

SHARP BUSINESS SYSTEMS

Sharp Business Systems
8670 Argent St
Santee, CA , 92071

INVOICE

PLEASE DIRECT ALL CORRESPONDENCE TO:
619-258-1400

Tax ID: 13-1968872

Duns Number: 00-181-8012

Bill To: 835928

SOUTH BAY CITIES COUNCIL OF GOVERNMENTS
2355 CRENSHAW BLVD STE 125
TORRANCE, CA 90501-3329

Invoice No.	Invoice Date	Payment Terms	Due Date		Invoice Total
9005971413	**09/29/2026**	**Net 30 days**	**10/29/2026**		**$2,582.82**

Invoice text:

Item	Description	Quantity/Hours	Rate	Amount
Contract: 8000669864				
MITS_BAREMAIL_SEAR	EMAIL SECURITY AND ARCHIVE LICENSE	30	6.25	187.50
Period of Coverage: 09/01/2026 - 09/30/2026				
MITS_CWEDR_WKS	EDR LICENSE AND SOC SERVICE - DESKTOP	30	20.00	600.00
Period of Coverage: 09/01/2026 - 09/30/2026				
MITS_CWHD_BH	RMM & HELP DESK SERVICE - 8A-6P	30	45.00	1,350.00
Period of Coverage: 09/01/2026 - 09/30/2026				
MITS_MC1Y1M135	M365 Bus. Basic 1Y1M	6	6.30	37.80
Period of Coverage: 09/01/2026 - 09/30/2026				
MITS_MC1Y1M136	M365 Bus. Prem 1Y1M	4	23.10	92.40
Period of Coverage: 09/01/2026 - 09/30/2026				

Sales Amount	Taxes	Freight Amount	Invoice Total
$2,582.82	**$0.00**	**$0.00**	**$2,582.82**

<---------- Cut here ---------->
Please include Invoice No. on your Remittance

	Invoice No.	Account No.	Due Date
	9005971413	**835928**	**10/29/2026**

Sales Amount	Taxes	Freight Amount	Invoice Total
$2,582.82	**$0.00**	**$0.00**	**$2,582.82**

Remit To:
SHARP ELECTRONICS CORPORATION
Via its SHARP BUSINESS SYSTEMS Division
Dept. LA 21565
PASADENA, CA, 91185-1565

To pay by ACH, EFT or Credit Card please visit:
https://secure.versapay.com/payables/sharpusa/signup

SHARP BUSINESS SYSTEMS

Sharp Business Systems
8670 Argent St
Santee, CA , 92071

INVOICE

PLEASE DIRECT ALL CORRESPONDENCE TO:
619-258-1400

Invoice No.	Invoice Date	Payment Terms	Due Date		Invoice Total
9005971413	**09/29/2026**	**Net 30 days**	**10/29/2026**		**$2,582.82**

Item	Description	Quantity/Hours	Rate	Amount
MITS_MC1Y1M137	M365 Bus. Std 1Y1M	24	13.13	315.12

Period of Coverage: 09/01/2026 - 09/30/2026

Thank You For Your Business

Webstract
751 Weir Canyon Road, Suite 157
Anaheim Hills, CA 92808
8552015800
billing@webstract.com
https://www.webstract.com/

INVOICE

BILL TO
South Bay Cities Council of Governments
2355 Crenshaw Blvd., #125
Torrance, CA 90501

INVOICE # 20572
DATE 07/15/2026
DUE DATE 07/15/2026
TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
Hosting:Web Hosting Website is hosted on a secure dedicated server with daily backups and 24/7 uptime monitoring for sbrht.org	1	60.00	60.00

Webstract Marketing's Terms and Conditions which defines the terms and conditions by which Webstract Marketing will perform its services and which binds the parties for such services are found on our website. Consent to the Terms and Conditions are acknowledged by continuing to use our services.

BALANCE DUE **$60.00**



Torrance - 310-214-1561
3433 Sepulveda Blvd
Torrance, California 90505-2606
07/16/2026 07:14 AM



GROCERY

071082251 FD	NF	$16.99
071080047 Dot's	NF	$10.59
SUBTOTAL		$27.58
NO TAX		$0.00
TOTAL		$27.58
Reusable Bag Discount		$0.05
*1252 AMEX CHARGE		$27.53
AID: A0000000025010801		
AMERICAN EXPRESS		
AUTH CODE:		862254

WHEN YOU RETURN ANY ITEM, YOUR RETURN CREDIT WILL NOT INCLUDE ANY PROMOTIONAL DISCOUNT OR COUPON APPLIED TO THE ORIGINAL ORDER.

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Password: 791 622

CUÉNTENOS EN ESPAÑOL

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Date	Full Name	Units	Fee	Associate Type	Category	Detail
6/29/2026	Shelby Burguan	2.00	$588.00	Ext-Manager	Homeless Services General	Homeless Check-In with AX, AA, RC, DL.Review cost allocation rate calculations.
6/30/2026	Shelby Burguan	0.50	$147.00	Ext-Manager	LSF - Measure A	Homeless - Updated Invoice LSF template to Anna.
7/7/2026	Moro Cao	1.00	$223.00	Ext-Sr Associate	Payroll	Payroll - Review July 10, 2026 payroll.
7/8/2026	Moro Cao	2.33	$519.59	Ext-Sr Associate	Accounts Payable	AP - Review July 13, 2026 Steering checks.
7/8/2026	Shelby Burguan	0.25	$73.50	Ext-Manager	LSF - Measure A	Homeless - Call with Anna Xue regarding LSF invoice template.
7/9/2026	Moro Cao	0.77	$171.71	Ext-Sr Associate	Accounts Payable	AP - Review July 13, 2026 Steering checks.
7/10/2026	Shelby Burguan	2.00	$588.00	Ext-Manager	LSF - Measure A	Homeless - Update LSF invoice template with FY26 projects and budgets, send to Anna for review.
7/13/2026	Shelby Burguan	0.50	$147.00	Ext-Manager	LSF - Measure A	Homeless - Update LSF Invoice template per Anna's instructions
7/14/2026	Devin Sinner	0.25	$73.50	Ext-Manager	Housing Trust	Housing Trust - Research and draft email to staff to clarify BBK and Sharpe Bills coded to LACAHSA PPO In Quickbooks vs. Housing Trust.
7/14/2026	Devin Sinner	0.25	$73.50	Ext-Manager	Homeless Services General	Homeless Services - Research and draft email to staff about 4 client aid bills were coded to the Local Jurisdiction/LSF (Measure H) Class but should they go to LSF Measure A.
7/16/2026	Devin Sinner	0.50	$147.00	Ext-Manager	LACAHSA	LACAHSA - Meet with K. Fuentes and homeless services staff about monitoring requirements.
7/16/2026	Devin Sinner	0.50	$147.00	Ext-Manager	Grant Billing Rates	Grant Billing Rates- meet with client to review calculation workbook.
7/17/2026	Sam Singery	0.75	$263.25	Ext-Sr Manager	Grant Billing Rates	Review of grant billing rate calculations and report
7/17/2026	Devin Sinner	1.50	$441.00	Ext-Manager	Grant Billing Rates	Grant Billing Rates- finalize calculation and prepare PDFs.
7/17/2026	Devin Sinner	1.00	$294.00	Ext-Manager	LACAHSA	LACAHSA - Reconcile Cash balance
7/21/2026	Devin Sinner	0.50	$147.00	Ext-Manager	LACAHSA	LACAHSA - Review Homeless Services Prepaids entered by C. Martinez.
7/21/2026	Moro Cao	1.42	$316.66	Ext-Sr Associate	Payroll	Payroll - Review July 25, 2026 payroll.
7/22/2026	Shelby Burguan	1.00	$294.00	Ext-Manager	LACAHSA	LACAHSA - Monitoring Meeting with KF, AX, Devin.
7/22/2026	Devin Sinner	1.00	$294.00	Ext-Manager	LACAHSA	LACAHSA - Call with SBCCOG staff to discuss action items for monitoring findings.
7/22/2026	Devin Sinner	0.25	$73.50	Ext-Manager	LACAHSA	LACAHSA - Prepare June prepaid balances and P&L reporting for program managers.
7/22/2026	Devin Sinner	0.25	$73.50	Ext-Manager	Homeless Services General	Homeless Services - Prepare June prepaid balances and P&L reporting for program managers.
		18.52	**$5,095.71**			

Rate	Hours	Fee	Associate Type	Category
$223.00	**3.1**	**$691.30**	Ext-Sr Associate	Accounts Payable
$294.00	**2.00**	**$588.00**	Ext-Manager	Grant Billing Rates
$351.00	**0.75**	**$263.25**	Ext-SeniorManager	Grant Billing Rates
$294.00	**0.25**	**$73.50**	Ext-Manager	Housing Trust
$294.00	**2.5**	**$735.00**	Ext-Manager	Homeless Services General
$294.00	**4.25**	**$1,249.50**	Ext-Manager	LACAHSA
$294.00	**3.25**	**$955.50**	Ext-Manager	LSF - Measure A
$223.00	**2.42**	**$539.66**	Ext-Sr Associate	Payroll
	18.52	**$5,095.71**		

Eide Bailly
PO Box 2545, Fargo, ND 58108-2545

INVOICE

South Bay Cities Council of Governments
2355 Crenshaw Blvd #125
Torrance CA 90501

Client #:	269178
Online Pay Code:	ZE07XD
Invoice #:	EI02098178
Invoice Total:	$5,095.71

Please return top portion with payment or Make a Payment

Invoice Is Due Upon Receipt

Consulting Services - 2026 Budget and Homeless Services Support
Financial services to support Homeless Services and Housing programs funded by Measure A

Staff	Hours	Rate	Amount
Devin Sinner	6.00	294.00	1,764.00
Moro Cao	5.52	223.00	1,230.96
Sam Singery	0.75	351.00	263.25
Shelby Burguan	6.25	294.00	1,837.50
	18.52		5,095.71

Amended Contract Total	$ 35,000.00
Billed to Date	28,563.21
This Invoice	5,095.71
Contract Remaining	$ 1,341.08

Invoice Total	5,095.71

Pay by Mail – Lockbox Address for Checks only:
Eide Bailly LLP
PO Box 88678
Milwaukee, WI 53288-8678

Pay Online: www.eidebailly.com/paybill

Request bank information to pay by ACH:
Email: accountsreceivable@eidebailly.com

Monthly 1.0% Late Fee Accrued on Balances Over 30 Days Past Due

(A processing fee will be applied to any payments made by credit card)

Subject: Order # o351798935 confirmed
Date: Monday, August 3, 2026 at 9:39:27 AM Pacific Daylight Time
From: eOrders@ordermychecks.com
To: David Leger

HARLAND CLARKE®
A VERICAST BUSINESS

Order o351798935

August 3, 2026

Thank you. This email confirms your order. If your order contains multiple items, items may ship together in one package. You will receive an email notification with each shipment.

Check Order Status

Items



SLMP12 High-Security Laser Multi-Purpose Check, Top - 1 Part

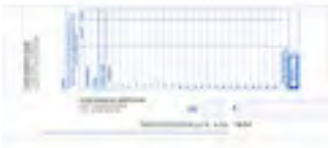
Quantity: 200

Shipping to: South Bay Regional Housing Trust, 357 Van Ness Way, #110, Torrance, CA 90501

Shipping method: Priority Shipping

Estimated delivery: Aug 14, 2026

Product price: $155.09



DTA Bookbound deposit ticket - 1 Part

Quantity: 150

Shipping to: South Bay Regional Housing Trust, 357 Van Ness Way, #110, Torrance, CA 90501

Shipping method: Standard Trackable

Estimated delivery: Aug 14, 2026

Product price: $29.69



S-5169 Endorsement Stamp

Quantity: 1

Shipping to: South Bay Regional Housing Trust, 357 Van Ness Way, #110, Torrance, CA 90501

Shipping method: Standard Trackable

Estimated delivery: Aug 14, 2026

Product price: $31.89

Payment	AmericanExpress **1104**
Subtotal	$216.67
Shipping	$30.28
Tax	$25.32
Total	**$272.27**

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(925) 977-3300
Washington DC
(202) 785-0600

SOUTH BAY CITIES COUNCIL OF GOVERNMENTS
ATTN: JACKI BACHARACH
2355 CRENSHAW BLVD., SUITE 125
TORRANCE, CA 90501
SUBMITTED VIA EMAIL

August 5, 2026
1069148
MICHAEL JENKINS

INVOICE SUMMARY

For Professional Services Rendered Through July 31, 2026:

Matter # 65280.00001

GENERAL COUNSEL

Current Fees:	$	402.50
Total Current Billings For This Matter:	$	402.50
Balance from Previous Statement:		0.00
Payments and Other Credits Received:		0.00
Prior Outstanding Balance:		0.00
Total Amount Due:	**$**	**402.50**

Billed under SBCCOG contract - Review of SBRHT retention schedule

Invoice Due and Payable Upon Receipt

Date	Description	Hours	Amount
07/13/26	REVIEW AND REVISE RECORDS RETENTION SCHEDULE USING BBK MODEL SCHEDULE; CLARIFY GENERAL COMMUNICATION RETENTION AS IT RELATES TO EMAILS	2.30	402.50

Municipal Analyst: STEPHANIE SMITH

Summary of Fees:

Timekeeper	Title	Hours	Rate/Hr	Amount
STEPHANIE SMITH	Municipal Analyst	2.30	175.00	402.50
	Total Hours:	2.30		

Total Fees for Professional Services:	**$**	**402.50**
Total Current Billings For This Matter:	**$**	**402.50**

Siembab Corporation Invoice

Current Contract Term: 7/1/2026 - 6/30/2027

DATE: August 5, 2026
INVOICE # Jul-26
FOR: SBRHT

BILL TO:
South Bay Cities Council of Governments
Attn: Christina Martinez
357 Van Ness Way, Suite 110
Torrance, CA 90501

Housing Trust	$	165.00
LACAHSA - TA	$	2,035.00
Total	$	2,200.00

DATE	TASK DESCRIPTION	HOURS	RATE	AMOUNT	PROGRAM
07/01/26	Discussed TA related items	2.00	$ 110.00	$ 220.00	LACAHSA - TA
07/03/26	Discussed TA related items	2.00	$ 110.00	$ 220.00	LACAHSA - TA
07/07/26	Discussed TA related items	1.00	$ 110.00	$ 110.00	LACAHSA - TA
07/09/26	Prepared for meeting discussion on TA	1.00	$ 110.00	$ 110.00	LACAHSA - TA
07/11/26	Prepared for meeting discussion on TA	4.00	$ 110.00	$ 440.00	LACAHSA - TA
07/12/26	Prepared for and attended meeting discussion on TA	5.00	$ 110.00	$ 550.00	LACAHSA - TA
07/16/26	Prepared for and attended SBRHT Board meeting	1.50	$ 110.00	$ 165.00	Housing Trust
07/17/26	Discussed TA related items	1.00	$ 110.00	$ 110.00	LACAHSA - TA
07/28/26	Prepared for meeting discussion on TA	1.00	$ 110.00	$ 110.00	LACAHSA - TA
07/31/26	Discussed TA related items	1.50	$ 110.00	$ 165.00	LACAHSA - TA
		0.00	$ 110.00	$ -	
		0.00	$ 110.00	$ -	
		0.00	$ 110.00	$ -	
		0.00	$ 110.00	$ -	
		0.00	$ 110.00	$ -	
		0.00	$ 110.00	$ -	
		0.00	$ 110.00	$ -	
		0.00	$ 110.00	$ -	
		0.00	$ 110.00	$ -	
		0.00	$ 110.00	$ -	
			TOTAL	**$ 2,200.00**	

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Los Angeles
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(541) 382-3011

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(925) 977-3300
Washington DC
(202) 785-0600

SOUTH BAY REGIONAL HOUSING TRUST
2355 CRENSHAW BOULEVARD, SUITE 125
TORRANCE, CA 90501

August 11, 2026
1070015
LAUREN B. LANGER

INVOICE SUMMARY

For Professional Services Rendered Through July 31, 2026:

Matter # 15142.00001

GENERAL COUNSEL/BOARD MEETINGS

Current Fees:	$	2,065.70
Total Current Billings For This Matter:	$	2,065.70
Balance from Previous Statement:		0.00
Payments and Other Credits Received:		0.00
Prior Outstanding Balance:		0.00
Total Amount Due:	**$**	**2,065.70**

Invoice Due and Payable Upon Receipt

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(760) 568-2611
Irvine
(949) 263-2600
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Bend, OR
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Washington DC
(202) 785-0600

SOUTH BAY REGIONAL HOUSING TRUST
2355 CRENSHAW BOULEVARD, SUITE 125
TORRANCE, CA 90501

August 11, 2026
1070016
LAUREN B. LANGER

INVOICE SUMMARY

For Professional Services Rendered Through July 31, 2026:

Matter # 15142.00003

TRUST MATTERS

Current Fees:	$	409.00
Total Current Billings For This Matter:	$	409.00
Balance from Previous Statement:		0.00
Payments and Other Credits Received:		0.00
Prior Outstanding Balance:		0.00
Total Amount Due:	**$**	**409.00**

Invoice Due and Payable Upon Receipt

Webstract
751 Weir Canyon Road, Suite 157
Anaheim Hills, CA 92808
8552015800
billing@webstract.com
https://www.webstract.com/

INVOICE

BILL TO
South Bay Cities Council of Governments
2355 Crenshaw Blvd., #125
Torrance, CA 90501

INVOICE # 20758
DATE 08/15/2026
DUE DATE 08/15/2026
TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
Hosting:Web Hosting Website is hosted on a secure dedicated server with daily backups and 24/7 uptime monitoring for sbrht.org	1	60.00	60.00

Webstract Marketing's Terms and Conditions which defines the terms and conditions by which Webstract Marketing will perform its services and which binds the parties for such services are found on our website. Consent to the Terms and Conditions are acknowledged by continuing to use our services.

BALANCE DUE **$60.00**

Eide Bailly

PO Box 2545, Fargo, ND 58108-2545

INVOICE

South Bay Cities Council of Governments
2355 Crenshaw Blvd #125
Torrance CA 90501

Client #:	269178
Online Pay Code:	ZE07XD
Invoice #:	EI02110461
Invoice Total:	$13,360.67

Please return top portion with payment or Make a Payment

Invoice Is Due Upon Receipt

Professional services rendered by Eide Bailly Advisory LLC, in connection with:

Consulting Services - 2026 Budget and Homeless Services Support
Financial services to support Homeless Services and Housing programs funded by Measure A

Staff	Hours	Rate	Amount
Devin Sinner	16.24	294.00	4,774.56
Moro Cao	3.32	223.00	740.36
Sam Singery	2.25	351.00	789.75
Shelby Burguan	24.00	294.00	7,056.00
	45.81		13,360.67

Amended Contract Total	$ 55,000.00
Billed to Date	33,658.92
This Invoice	13,360.67
Contract Remaining	$ 7,980.41

Invoice Total	13,360.67

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(A processing fee will be applied to any payments made by credit card)

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Date	Full Name	Units	Fee	Associate Type	Category	Detail
7/27/2026	Devin Sinner	1.67	$490.98	Ext-Manager	Spend Rate	Spend Rate - Prepare Spend Rate Reporting
7/27/2026	Shelby Burguan	1	$294.00	Ext-Manager	Homeless Services General	Homeless Connect with KF, RC, AA, AX and Devin.
7/27/2026	Devin Sinner	1	$294.00	Ext-Manager	Spend Rate	Spend Rate - Attend Monthly Spend Rate Meeting
7/27/2026	Devin Sinner	0.58	$170.52	Ext-Manager	Homeless Services General	Homeless Services - Homeless Services Check in Meeting
7/27/2026	Devin Sinner	0.58	$170.52	Ext-Manager	LACAHSA	LACAHSA - Homeless Services Check in Meeting
7/31/2026	Devin Sinner	0.5	$147.00	Ext-Manager	LACAHSA	LACAHSA - Discuss process for LACAHSA staff time with S. Burguan and journal entry method to classify to LACAHSA.
7/31/2026	Shelby Burguan	2.5	$735.00	Ext-Manager	LACAHSA	LACAHSA: Create template for journaling LACAHSA staff time to LACAHSA class. Email Anna about task name changes.
8/3/2026	Shelby Burguan	2	$588.00	Ext-Manager	LACAHSA	1.0 - LACAHSA - Meeting with KF, DL, AX on Cost Allocations.
8/5/2026	Moro Cao	1.9	$423.70	Ext-Sr Associate	Accounts Payable	AP - Review August 10, 2026 Steering checks and printed checks
8/5/2026	Moro Cao	0.92	$205.16	Ext-Sr Associate	Payroll	Payroll - Review August 10, 2026 payroll.
8/7/2026	Devin Sinner	0.58	$170.52	Ext-Manager	LACAHSA	LACAHSA - Prepare FY 25-26 spreadsheet for Program Admin Cost to be reviewed by D. Leger.
8/7/2026	Devin Sinner	0.83	$244.02	Ext-Manager	LACAHSA	LACAHSA - Client meeting about LACAHSA Rental Shared cost allocators with D. Leger.
8/7/2026	Devin Sinner	1.75	$514.50	Ext-Manager	LACAHSA	LACAHSA - Prepare four entries to allocate Staff Time for FY 25-26 to LACAHSA in Quickbooks.
8/7/2026	Devin Sinner	0.5	$147.00	Ext-Manager	LACAHSA	LACAHSA - Internal meeting about LACAHSA Rental Shared cost allocators.
8/7/2026	Shelby Burguan	5	$1,470.00	Ext-Manager	LACAHSA	LACAHSA - 0.5 - Call with Devin regarding clockify time JV to LACAHSA Classes.
8/10/2026	Sam Singery	1.5	$526.50	Ext-Sr Manager	LACAHSA	Review of LACAHSA reclass journal entries
8/10/2026	Shelby Burguan	4	$1,176.00	Ext-Manager	LACAHSA	LACAHSA - 0.25 - Call with Anna to review RPHP/TA Invoice template.
8/11/2026	Devin Sinner	0.75	$220.50	Ext-Manager	Spend Rate	Spend Rate - Update Spend Rate Reporting, Send client emails about missing invoices and backup.
8/11/2026	Shelby Burguan	4	$1,176.00	Ext-Manager	Homeless Services General	2 - Update LSF Invoice template, send out to all subrecipients.
8/12/2026	Shelby Burguan	2	$588.00	Ext-Manager	Homeless Services General	1.5 - Homeless Check-In, LACAHSA classes and staff time allocations.
8/12/2026	Devin Sinner	1.5	$441.00	Ext-Manager	LACAHSA	LACAHSA - Homeless Services Check in meeting with Client. LACAHSA accounting updates.
8/12/2026	Devin Sinner	2.5	$735.00	Ext-Manager	LACAHSA	LACAHSA - Reconcile LACAHSA Cash and propose transfer amount.
8/12/2026	Devin Sinner	1	$294.00	Ext-Manager	LACAHSA	LACAHSA - Prepare journal entry to allocate FY 25-26 Program Admin Cost.
8/13/2026	Sam Singery	0.25	$87.75	Ext-Sr Manager	LACAHSA	Review of additional LACAHSA entry
8/13/2026	Devin Sinner	0.75	$220.50	Ext-Manager	Spend Rate	Spend Rate - Update workbook with changes for 8/31 meeting. Schedule training with B. Espinoza.
8/13/2026	Devin Sinner	1.25	$367.50	Ext-Manager	Spend Rate	Spend Rate - Client Meeting
8/14/2026	Devin Sinner	0.5	$147.00	Ext-Manager	Housing Trust	Housing Trust - Research FY 25-26 Housing Trust expenses and Draft email to D. Leger about Housing Trust Accounting.
8/18/2026	Shelby Burguan	1	$294.00	Ext-Manager	LACAHSA	0.5 - Update RPHP invoice template to add Gardena, send to Gardena. Update RPHP invoice to add expense types for LA City
8/19/2026	Shelby Burguan	0.5	$147.00	Ext-Manager	LACAHSA	Clockify data for July, begin creating calculations for LACAHSA staff time allocation.
8/20/2026	Moro Cao	0.5	$111.50	Ext-Sr Associate	Payroll	Payroll - Review August 10, 2026 payroll.
8/24/2026	Shelby Burguan	2	$588.00	Ext-Manager	Homeless Services General	Homeless Services Check-In Meeting (Discuss LACAHSA and LSF A Programs and outstanding year-end tasks).
8/24/2026	Sam Singery	0.5	$175.50	Ext-Sr Manager	LACAHSA	Project admin
		45.81	**$13,360.67**			

Rate	Hours	Fee	Associate Type	Category
$223.00	**1.9**	**$423.70**	Ext-Sr Associate	Accounts Payable
$294.00	**0.5**	**$147.00**	Ext-Manager	Housing Trust
$294.00	**9.58**	**$2,816.52**	Ext-Manager	Homeless Services General
$294.00	**24.74**	**$7,273.56**	Ext-Manager	LACAHSA
$351.00	**2.25**	**$789.75**	Ext-SeniorManager	LACAHSA
$223.00	**1.42**	**$316.66**	Ext-Sr Associate	Payroll
$294.00	**5.42**	**$1,593.48**	Ext-Manager	Spend Rate
	45.81	**$13,360.67**		

Siembab Corporation Invoice

Current Contract Term: 7/1/2026 - 6/30/2027

DATE: September, 2026
INVOICE # Aug-26
FOR: SBRHT

BILL TO:
South Bay Cities Council of Governments
Attn: Christina Martinez
357 Van Ness Way, Suite 110
Torrance, CA 90501

Housing Trust	$	330.00
LACAHSA - TA	$	2,365.00
Total	$	2,695.00

DATE	TASK DESCRIPTION	HOURS	RATE	AMOUNT	PROGRAM
08/01/26	Prepared for meeting discussion on TA	0.50	$ 110.00	$ 55.00	LACAHSA - TA
08/07/26	Prepared for meeting discussion on TA	3.00	$ 110.00	$ 330.00	LACAHSA - TA
08/09/26	Prepared for meeting discussion on TA	5.50	$ 110.00	$ 605.00	LACAHSA - TA
08/13/26	Discussed TA related items	0.50	$ 110.00	$ 55.00	LACAHSA - TA
08/19/26	Prepared for meeting discussion on TA	2.00	$ 110.00	$ 220.00	LACAHSA - TA
08/23/26	Prepared for meeting discussion on TA	3.00	$ 110.00	$ 330.00	LACAHSA - TA
08/24/26	Prepared for meeting discussion on TA	3.00	$ 110.00	$ 330.00	LACAHSA - TA
08/25/26	Prepared for meeting discussion on TA	4.00	$ 110.00	$ 440.00	LACAHSA - TA
08/31/26	Correspond with WRCOG E.D, comments to JB on Civic Home Strategic plan	3.00	$ 110.00	$ 330.00	Housing Trust
		0.00	$ 110.00	$ -	
		0.00	$ 110.00	$ -	
		0.00	$ 110.00	$ -	
		0.00	$ 110.00	$ -	
		0.00	$ 110.00	$ -	
		0.00	$ 110.00	$ -	
		0.00	$ 110.00	$ -	
		0.00	$ 110.00	$ -	
		0.00	$ 110.00	$ -	
		0.00	$ 110.00	$ -	
		0.00	$ 110.00	$ -	
			TOTAL	$ 2,695.00	

Indian Wells
(760) 568-2611
Irvine
(949) 263-2600
Los Angeles
(213) 617-8100
Bend, OR
(541) 382-3011

BEST BEST & KRIEGER LLP
ATTORNEYS AT LAW

3390 University Avenue, 5th Floor, P.O. Box 1028, Riverside, CA 92502
Phone: (951) 686-1450 | Fax: (951) 686-3083 | www.bbklaw.com
Tax ID # 95-2157337

Ontario
(909) 989-8584
Sacramento
(916) 325-4000
San Diego
(619) 525-1300
Walnut Creek
(925) 977-3300
Washington DC
(202) 785-0600

SOUTH BAY REGIONAL HOUSING TRUST
2355 CRENSHAW BOULEVARD, SUITE 125
TORRANCE, CA 90501

September 2, 2026
1072030
LAUREN B. LANGER

INVOICE SUMMARY

For Professional Services Rendered Through August 31, 2026:

Matter # 15142.00001

GENERAL COUNSEL/BOARD MEETINGS

Current Fees:	$	572.90
Total Current Billings For This Matter:	$	572.90
Balance from Previous Statement:		2,065.70
Payments and Other Credits Received:		(0.00)
Prior Outstanding Balance:		2,065.70
Total Amount Due:	**$**	**2,638.60**

Invoice Due and Payable Upon Receipt

Indian Wells
(760) 568-2611
Irvine
(949) 263-2600
Los Angeles
(213) 617-8100
Bend, OR
(541) 382-3011

BEST BEST & KRIEGER LLP
ATTORNEYS AT LAW

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Phone: (951) 686-1450 | Fax: (951) 686-3083 | www.bbklaw.com
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(909) 989-8584
Sacramento
(916) 325-4000
San Diego
(619) 525-1300
Walnut Creek
(925) 977-3300
Washington DC
(202) 785-0600

SOUTH BAY REGIONAL HOUSING TRUST
2355 CRENSHAW BOULEVARD, SUITE 125
TORRANCE, CA 90501

September 2, 2026
1072031
LAUREN B. LANGER

INVOICE SUMMARY

For Professional Services Rendered Through August 31, 2026:

Matter # 15142.00003

TRUST MATTERS

Current Fees:	$	449.90
Total Current Billings For This Matter:	$	449.90
Balance from Previous Statement:		409.00
Payments and Other Credits Received:		(0.00)
Prior Outstanding Balance:		409.00
Total Amount Due:	**$**	**858.90**

Invoice Due and Payable Upon Receipt

Intuit Inc.
2800 E. Commerce Center Place
Tucson, AZ 85706

Invoice

Invoice number: 10001529122034
Total: $70.00
Date: Sep 15, 2026
Payment method: AMEX ending 1260
Payment authorization code: 286312

Bill to

Brandon Espinoza
SOUTHBAY REGIONAL HOUSING TRUST
357 Van Ness Way|Ste 110
Torrance, CA 90501-1487
US
Address may be standardized for tax purposes
Company ID: 9341457922601742

Payment details

Item	Qty	Unit price	Amount
QuickBooks Online Plus	1	$140.00	$140.00
50% discount, expires Sep 15, 2027			-$70.00
Price after discount / subtotal:			$70.00
Sales tax - Exempt:			$0.00
Total invoice:			**$70.00**

Total discount for this order: -$70.00

Tax reporting information

Period for monthly fees: Sep 15, 2026 - Oct 15, 2026
Total without tax: $70.00
Total tax: $0.00

(1) For subscriptions, we will charge or bill you in accordance with your selected payment method at the then-current list price until you cancel. If you have a discount it will apply to the then-current list price until it expires or is canceled. To cancel your subscription at any time, go to the Subscriptions and billing page and cancel the subscription. If your subscription is managed by an account manager, contact your account manager for changes to your subscription. (2) For one-time services, your payment method on file will reflect the charge in the amount referenced in this invoice. Terms, conditions, pricing, features, service, and support options are subject to change without notice.

Amounts are shown in USD. All dates and times are Pacific Standard Time (PST).

Webstract
751 Weir Canyon Road, Suite 157
Anaheim Hills, CA 92808
8552015800
billing@webstract.com
https://www.webstract.com/

INVOICE

BILL TO
South Bay Cities Council of Governments
2355 Crenshaw Blvd., #125
Torrance, CA 90501

INVOICE # 20950
DATE 09/15/2026
DUE DATE 09/15/2026
TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
Hosting:Web Hosting Website is hosted on a secure dedicated server with daily backups and 24/7 uptime monitoring for sbrht.org	1	60.00	60.00

Webstract Marketing's Terms and Conditions which defines the terms and conditions by which Webstract Marketing will perform its services and which binds the parties for such services are found on our website. Consent to the Terms and Conditions are acknowledged by continuing to use our services.

BALANCE DUE **$60.00**

Eide Bailly

PO Box 2545, Fargo, ND 58108-2545

INVOICE

South Bay Cities Council of Governments
2355 Crenshaw Blvd #125
Torrance CA 90501

Client #:	269178
Online Pay Code:	ZE07XD
Invoice #:	EI02124881
Invoice Total:	$4,594.52

Please return top portion with payment or Make a Payment

Invoice Is Due Upon Receipt

Professional services rendered by Eide Bailly Advisory LLC, in connection with:

Consulting Services - 2026 Budget and Homeless Services Support
Financial services to support Homeless Services and Housing programs funded by Measure A

Staff	Hours	Rate	Amount
Devin Sinner	9.75	294.00	2,866.50
Moro Cao	3.74	223.00	834.02
Sam Singery	1.50	351.00	526.50
Shelby Burguan	1.25	294.00	367.50
	16.24		4,594.52

Amended Contract Total	$ 55,000.00
Billed to Date	47,019.59
This Invoice	4,594.52
Contract Remaining	$ 3,385.89

Invoice Total	4,594.52

Pay by Mail – Lockbox Address for Checks only:
Eide Bailly
PO Box 88678
Milwaukee, WI 53288-8678

Pay Online: www.eidebailly.com/paybill

Request bank information to pay by ACH:
Email: accountsreceivable@eidebailly.com

Monthly 1.0% Late Fee Accrued on Balances Over 30 Days Past Due
(A processing fee will be applied to any payments made by credit card)

Eide Bailly is the brand name under which Eide Bailly LLP and Eide Bailly Advisory LLC and its subsidiary entities provide professional services. Eide Bailly LLP and Eide Bailly Advisory LLC (and its respective subsidiary entities) practice as an alternative practice structure in accordance with the AICPA Code of Professional Conduct and applicable law, regulations, and professional standards. Eide Bailly LLP is a licensed independent CPA firm that provides attest services to its clients. Eide Bailly Advisory LLC (and its respective subsidiary entities) provide tax and business advisory services to their clients. Eide Bailly Advisory LLC and its subsidiary entities are not licensed CPA firms.

Date	Full Name	Units	Fee	Associate Type	Category	Detail
8/24/2026	Devin Sinner	0.5	$147.00	Ext-Manager	LACAHSA	LACAHSA - Homeless Services Checkin meeting with Client. LACAHSA accounting updates.
8/24/2026	Devin Sinner	0.5	$147.00	Ext-Manager	Homeless Services General	Homeless Services - Homeless Services Checkin meeting with Client. LSF H and LSF A accounting updates.
8/24/2026	Devin Sinner	0.5	$147.00	Ext-Manager	Homeless Services General	Homeless Services - Prepare Contract Listing/invoicing in advance of Homeless Services check in meeting.
8/25/2026	Devin Sinner	0.25	$73.50	Ext-Manager	Housing Trust	Housing Trust - Review June 2026 Housing Trust invoice and provide comments to D. Leger.
8/27/2026	Devin Sinner	0.75	$220.50	Ext-Manager	Spend Rate	Spend Rate - Meet with B. Espinoza about Spend rate Preparation.
9/3/2026	Devin Sinner	1.5	$441.00	Ext-Manager	Spend Rate	Spend Rate - Preparation and meeting with SBCCOG Staff.
9/3/2026	Devin Sinner	0.5	$147.00	Ext-Manager	LACAHSA	LACAHSA - Review LACAHSA P&L for FY 25/26. Draft email to C. Martinez and A. Xue about missing June prepaid subcontractor invoices. Update comments items 6 and 9 of LACAHSA Exit Conference Checklist.
9/3/2026	Devin Sinner	0.25	$73.50	Ext-Manager	Housing Trust	Housing Trust - Meeting with D. Leger to discuss housing trust staff/bill rates.
9/8/2026	Shelby Burguan	0.25	$73.50	Ext-Manager	LACAHSA	Call with Anna regarding LACAHSA P&L for Neighborly reporting.
9/9/2026	Devin Sinner	0.5	$147.00	Ext-Manager	Housing Trust	Housing Trust - Prepare journal entry to accrue housing trust revenue received in August. Draft email to client about PPO Fund and unused TA Funds and amount to cut check to Housing trust for unused LACAHSA PPO funds.
9/9/2026	Devin Sinner	1	$294.00	Ext-Manager	LACAHSA	LACAHSA - Homeless Services Check in meeting with Client.
9/9/2026	Moro Cao	3.07	$684.61	Ext-Sr Associate	Accounts Payable	Accounts Payable – Review 09/14/26 Steering and AMEX, Meeting with B.Espinoza, and prepared AMEX credit card reconciliation.
9/10/2026	Moro Cao	0.67	$149.41	Ext-Sr Associate	Accounts Payable	Accounts Payable – Printing 09/14/26 Steering checks and meeting with B.Espinoza.
9/11/2026	Devin Sinner	0.5	$147.00	Ext-Manager	LACAHSA	LACAHSA - Reconcile LACAHSA Cash and propose transfer amount.
9/14/2026	Devin Sinner	1.5	$441.00	Ext-Manager	LACAHSA	LACAHSA - Reconcile LACAHSA Cash and propose transfer amount.
9/15/2026	Sam Singery	0.5	$175.50	Ext-Sr Manager	LACAHSA	LACAHSA journal entry review
9/21/2026	Devin Sinner	0.5	$147.00	Ext-Manager	LACAHSA	LACAHSA - Prepare additional accounting for year end revenue accruals and deferrals.
9/21/2026	Devin Sinner	1	$294.00	Ext-Manager	LACAHSA	LACAHSA -Homeless Services Check in
9/21/2026	Shelby Burguan	1	$294.00	Ext-Manager	Homeless Services General	Homeless Check-In
9/22/2026	Sam Singery	0.5	$175.50	Ext-Sr Manager	LACAHSA	Review updated LACAHSA entries
9/28/2026	Sam Singery	0.5	$175.50	Ext-Sr Manager	COG General	Enagement management
		16.24	**4,594.52**			

Rate	Hours	Fee	Associate Type	Category
$223.00	**3.74**	**$834.02**	Ext-Sr Associate	Accounts Payable
$351.00	**0.50**	**$175.50**	Ext-SeniorManager	COG General
$294.00	**1.00**	**$294.00**	Ext-Manager	Housing Trust
$294.00	**2.00**	**$588.00**	Ext-Manager	Homeless Services General
$294.00	**5.75**	**$1,690.50**	Ext-Manager	LACAHSA
$351.00	**1.00**	**$351.00**	Ext-SeniorManager	LACAHSA
$223.00	**-**	**$0.00**	Ext-Sr Associate	Payroll
$294.00	**2.25**	**$661.50**	Ext-Manager	Spend Rate
	16.24	**$4,594.52**		

CivicHome

Invoice

Date	Invoice #
11/16/2026	2018-339

1 League #62335 - Irvine, CA 92602

Bill To

South Bay Regional Housing Trust
Jacki Bacharach
357 Van Ness Way, Suite #110
Torrance, CA 90501

Name	Date	Description	Qty	Rate	Amount
Adam SB	11/16/2026	For services rendered Oct 2026 per contract dated June 18, 2026	6	235.00	1,410.00
Grant SB	11/16/2026	For services rendered Oct 2026 per contract dated June 18, 2026	14.5	195.00	2,827.50

Total $4,237.50

Adam Eliason

Project/Time entry	Date	Time	Rate	Total
SBRHT - TRUST INSURANCE		**1.250**		**$ 293.75**
Reviewed emails from David and emailed SDRMA to request invoice and provide signed JPA and Resolution.	10/21/2026	0.500	$ 235.00	$ 117.50
Completed Crime Application for SDRMA and sent to David for signature and then on to SDRMA.	10/21/2026	0.500	$ 235.00	$ 117.50
Prepared and sent off No Loss Ltr update for signature and to SDRMA	10/22/2026	0.250	$ 235.00	$ 58.75
SBRHT - UPDATE MTGS		**4.750**		**$ 1,116.25**
Call with Grant to discuss previous Trust Board Mtg update and discuss Trust update mtg tomorrow.	10/21/2026	0.250	$ 235.00	$ 58.75
Emails with GIS vendor regarding update mtg with COG. Reviewed presentation.	10/22/2026	0.500	$ 235.00	$ 117.50
Update Mtg with the COG staff on the Trust	10/22/2026	1.250	$ 235.00	$ 293.75
Update Mtg with Grant to discuss tasks and Board Mtg/Retreat items.	10/23/2026	0.500	$ 235.00	$ 117.50
Prepared CDFI panel discussion agenda and purpose. Emailed Jacki for approval.	10/26/2026	0.250	$ 235.00	$ 58.75
Reached out to CityLabs to discuss CDFI financing and contact for Board retreat.	10/27/2026	0.250	$ 235.00	$ 58.75
Prepared draft email to CDFIs inviting them to attend the Board Retreat. Email CityLAB to obtain Genesis LA contact information. Emailed 4 CDFIs inviting them to attend.	10/27/2026	0.750	$ 235.00	$ 176.25
Review and respond to Genesis LA for the Board Retreat. Update panel details. Draft sample questions for the panel.	10/29/2026	1.000	$ 235.00	$ 235.00
Total		**6.000**		**$ 1,410.00**

Grant Henninger

Project/Time entry	Date	Time	Rate	Total
South Bay Regional Housing Trust		**14.500**		**$2,682.50**
Prepare loan program guidelines staff report and presentation.	10/02/2026	1.250	$185.00	$ 231.25
Email Trust Counsel regarding comments to Loan Program Guidelines.	10/02/2026	0.250	$185.00	$ 46.25
Email Trust Counsel regarding comments to Loan Program Guidelines.	10/05/2026	0.250	$185.00	$ 46.25
Set up meeting with Trust Counsel regarding comments to Loan Program Guidelines.	10/05/2026	0.250	$185.00	$ 46.25
Call with Trust Counsel regarding loan program guideline revisions.	10/06/2026	0.750	$185.00	$ 138.75
Finalize loan program guidelines per staff comments.	10/06/2026	0.750	$185.00	$ 138.75
Prepare for Board meeting.	10/15/2026	0.500	$185.00	$ 92.50
SBRHT Board Meeting.	10/15/2026	1.250	$185.00	$ 231.25
Call with Adam regarding Board and update meetings.	10/21/2026	0.250	$185.00	$ 46.25
Email Trust staff regarding board retreat plans.	10/22/2026	0.250	$185.00	$ 46.25
Email Houseal Lavigne regarding TCAC map presentation.	10/22/2026	0.500	$185.00	$ 92.50
Monthly meeting with Trust staff.	10/22/2026	1.000	$185.00	$ 185.00
Weekly update call with Adam. Discussed loan program guidelines.	10/23/2026	0.500	$185.00	$ 92.50
Revise Affordable Multi-Family Loan Program Guidelines per Board direction.	10/26/2026	2.000	$185.00	$ 370.00
Revise Affordable Multi-Family Loan Program Guidelines per Board direction.	10/27/2026	2.250	$185.00	$ 416.25
Revise Affordable Multi-Family Loan Program Guidelines per Board direction.	10/28/2026	1.000	$185.00	$ 185.00
Revise Affordable Multi-Family Loan Program Guidelines per Board direction.	10/29/2026	1.000	$185.00	$ 185.00
Weekly update call with Adam. Discussed Program Guidelines revisions and board retreat.	10/30/2026	0.500	$185.00	$ 92.50
Total		**14.500**		**$2,682.50**